

Frank Church

Sent by e-mail: [request-528417-14414eba@whatdotheyknow.com](mailto:request-528417-14414eba@whatdotheyknow.com)

21 February 2019

Dear Mr Church

**Ref No: Freedom of Information Request - WECAFOI0028**

Thank you for your e-mail of 25 October 2018 requesting the following information:

- 1) Minutes of meetings relating to the Bristol arena project representatives of Bristol City Council in the period between 01/01/2014 – 25/10/2018.
- 2) Emails to/from representatives of Bristol City Council relating to the Bristol arena project between 01/01/2014 – 25/10/2018. Where an email has been identified please disclose the full thread for context. Please also search draft and (where possible) deleted email folders.

I am treating your correspondence as a request for information under the Freedom of Information Act 2000.

- (1) I attach the agenda and minutes of the 1st Bristol Arena Discussion held on 3 January 2018. There are also a number of meeting appointments that have been attached but no minutes for these meetings are held by the Authority.
- (2) We can confirm that we whilst we have considered your request for information in accordance with the Freedom of Information Act 2000 (FOIA), we have identified that section 40(2) (Personal Information) is engaged for some or all of the information that you have requested.

Section 40(2) of the FOIA confirms that:

“Any information to which a request for information relates is also exempt information if –

- (a) it constitutes personal data which do not fall within subsection (1), and
- (b) either the first or the second condition below is satisfied

Section 40(3) of the FOIA confirms that:

“The first condition is

- (a) in a case where the information falls within any of paragraphs (a) to (d) of the definition of “data” in section 1(1) of the Data protection Act 1998, that the disclosure of the information to a member of the public otherwise than under this Act would contravene
  - (i) any of the data protection principles, or
  - (ii) section 10 of that Act (right to prevent processing likely to cause damage or distress)

(3) we have also identified that section 43(2) (Commercial Interests) is engaged for some or all of the information that you have requested. Section 43(2) of the FOIA confirms that:

"Information is exempt information if its disclosure under this Act would, or would be likely to, prejudice the commercial interests of any person (including the public authority holding it). The Public Interest in disclosing this information is outweighed by the Public Interest in withholding the information.

Therefore emails to and from representatives of Bristol City Council are provided, with names of junior officers, third party individuals and commercially sensitive information removed. Phone numbers/email addresses have usually been removed as they constitute personal data (Sections 40 and 43 of Freedom of Information Act apply – see above). The whole email threads have been provided where relevant. The KPMG documents referred to can be found as part of the information submitted to a meeting of Bristol City Council's Overview & Scrutiny Management Board on 18 June 2018 and are not reproduced here. Please see link:

<https://democracy.bristol.gov.uk/ieListDocuments.aspx?CId=165&MId=3205&Ver=4>

If you are not happy with the response to your request, you may ask for an internal review. You can do so by writing to the Data Protection Officer at West of England Combined Authority, 3 Rivergate, Temple Quay, Bristol BS1 6EW or emailing [Democratic.Services@WestofEngland-ca.gov.uk](mailto:Democratic.Services@WestofEngland-ca.gov.uk). Your request must be received by the Authority within 40 working days of the date of this letter.

If you are not content with the outcome of the internal review, you have the right to complain to the Information Commissioner. Details of your right to complain can be found at <https://ico.org.uk/concerns/>.

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Kind regards,

FOI Team  
West of England Combined Authority



[REDACTED]

---

**From:** Patricia Greer  
**Sent:** 13 August 2018 11:40  
**To:** [REDACTED]  
**Subject:** Fw: 1st Arena Meeting (Working Level)  
**Attachments:** 180103 1st Bristol Arena Meeting Agenda.docx; 180103 1st Bristol Arena Meeting Minutes and Actions.docx

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

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**From:** Patricia Greer  
**Sent:** 08 January 2018 12:00  
**To:** Patricia Greer  
**Subject:** FW: 1st Arena Meeting (Working Level)

---

**From:** [REDACTED]  
**Sent:** 05 January 2018 16:30  
**To:** Patricia Greer  
**Subject:** 1st Arena Meeting (Working Level)  
Made some changes, hope they are okay.  
Agenda and Mins attached  
[REDACTED]  
[REDACTED]

**PA to Patricia Greer | Chief Executive**  
Mayor and Chief Executive's Office  
West of England Combined Authority  
3 Rivergate | Temple Quay | Bristol | BS1 6ER  
T: [REDACTED]  
E: [REDACTED]  
W: <https://www.westofengland-ca.gov.uk>

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## 1<sup>st</sup> Bristol Arena Discussion

Tuesday 03<sup>rd</sup> January 2018  
09:00-10:00  
1P01, City Hall, Bristol, BS1 5TR

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### ATTENDEES:

Patricia Greer, West of England Combined Authority (Chair)  
[REDACTED], West of England Combined Authority  
Tim Richens, Interim Director of Corporate Services, WECA  
Amanda Deeks, South Gloucestershire Council  
Steve Evans, South Gloucestershire Council  
[REDACTED], Bath & North-East Somerset Council  
Mike Jackson, North Somerset Council  
[REDACTED], Bristol City Council  
[REDACTED], Bristol City Council  
[REDACTED], Bristol City Council  
[REDACTED], Bristol City Council  
Peter Mann, Bristol City Council  
[REDACTED], YTL Developments  
[REDACTED], YTL Developments  
[REDACTED], West of England Combined Authority

## Agenda

	Item
1	Introduction
2	Presentation from YTL Developments
3	Points of Clarification from YTL Developments
4	Commissioning Work on Infrastructure Options <ul style="list-style-type: none"><li>• Rail</li><li>• Bus</li><li>• Car</li><li>• Other</li></ul>
5	Governance and Membership
6	Timescale for Reporting
7	Next Meeting

## 1<sup>st</sup> Bristol Arena Discussion

Tuesday 03<sup>rd</sup> January 2018  
 09:00-10:00  
 1P01, City Hall, Bristol, BS1 5TR

### ATTENDEES:

Patricia Greer, West of England Combined Authority (Chair)  
 [REDACTED], West of England Combined Authority  
 Tim Richens, Interim Director of Corporate Services, WECA  
 Amanda Deeks, South Gloucestershire Council  
 Steve Evans, South Gloucestershire Council  
 [REDACTED], Bath & North-East Somerset Council (Stead)  
 Mike Jackson, North Somerset Council  
 [REDACTED], Bristol City Council  
 [REDACTED], Bristol City Council  
 [REDACTED], Bristol City Council  
 [REDACTED], Bristol City Council  
 Peter Mann, Bristol City Council  
 [REDACTED], YTL Developments  
 [REDACTED], YTL Developments  
 [REDACTED], West of England Combined Authority

### APOLOGIES:

Louise Fradd, Bath & North-East Somerset Council

## Minutes and Actions

	Item	Action
1	Introduction	
	Introduction given and apologies made [REDACTED] gave a brief outline for the purpose of the meeting	
2	Presentation from YTL Developments	
	<p>[REDACTED] and [REDACTED] provided a presentation outlining their proposal for the possibility of a potential secondary location for the Bristol Arena in the purchased Brabazon Hangars at the acquired Filton Airfield.</p> <p>To support the overall proposal to:</p> <ul style="list-style-type: none"> <li>• Deliver a place based response to the industrial strategy, focussing on Aero and Advanced Engineering</li> <li>• Deliver an increased housing and commercial density on the Filton Airfield Site</li> <li>• Deliver a major MICE venue at the Brabazon Hangars (meetings, incentives, conferencing &amp; entertainment) asset for the city &amp; region. The MICE asset would be based around delivery of a 12000– 15000 capacity multi functioning sports and entertainment venue/arena.</li> </ul> <p>Integrated Infrastructure Investment Plan (IIIP) ask of £297M</p>	

3	Points of Clarification from YTL Developments	
	Transport infrastructure is both key and critical to the proposal, not just for the arena but to the wider Bristol and connectivity to South Gloucestershire. YTL Developments are not asking for any public investment into the Arena but are seeking public investment into the overall strategic transport infrastructure.	
4	Commissioning Work on Infrastructure Options	
	<p>The main questions this proposal raised were:</p> <ul style="list-style-type: none"> <li>• Is the Filton site viable without the significant Transport Infrastructure investment?</li> <li>• How do we achieve a logistically viable infrastructure that is sustainable for future growth?</li> <li>• What would it mean for the future of Bristol City Centre if the Arena is located in Filton?</li> <li>• Temple Quay site is already at the stage where they can start work, what would be the new time scales and what impact would this have on the region?</li> <li>• The Filton Airfield is a very significant design with Cribbs Causeway and a transportation infrastructure that links the outer hubs of Bristol, would this lead to the area being a second city centre and what are the implications?</li> <li>• Bristol City Council and South Gloucestershire to work with YTL to refine their assumptions ARAP model regarding the wider assumptions</li> </ul> <p>There needs to be a clear strategy in place, transport requirements need to be identified and be suitable for future growth and the £297M ask from YTL needs to be unpicked.</p>	BCC and South Glos
5	Governance and Membership	
	<p>West of England Combined Authority to work on Vision Strategy and strategic place based approach taking into consideration local industrial strategy etc</p> <p>West of England Combined Authority to initiate the Programme Office</p>	WECA
6	Timescale for Reporting	
	██████████ is to come to the LEP within the next 5 months to put a case forward to the Filton Arena location.	██████████
7	Next Meeting	
	Subject to be incorporated into agenda for the next and subsequent monthly CEO Meetings. Next one 18 <sup>th</sup> January 2018	

[REDACTED]

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**From:** Patricia Greer  
**Sent:** 13 August 2018 12:01  
**To:** [REDACTED]  
**Subject:** Fw: Arena

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**From:** [REDACTED]  
**Sent:** 16 June 2018 23:10  
**To:** Patricia Greer  
**Cc:** [REDACTED]  
**Subject:** Re: Arena  
Thanks Patricia  
Appreciate your swift response

On 15 Jun 2018, at 08:45, Patricia Greer [REDACTED]@WestOfEngland-CA.gov.uk> wrote:

Hi [REDACTED]  
The position is that Bristol City Council was allocated £53m from the Economic Development Fund (EDF) as a part of the City Deal between the 4 West of England Councils. EDF payments are made on project completion to the sponsoring Council. The LEP played a role in approving this funding, and the Strategic Leaders Board (which comprises the mayor and leaders of the 4 Councils) provided the ultimate funding approval. Should Bristol City Council wish to move the site of the arena then it would need to present a business cases to the LEP Board and subsequently to the Joint Committee (which comprises the Mayors and leaders of the 4 Councils and the voting on this issue would be the Mayor of Bristol and the leaders of the 3 Councils) to apply for any switch of funding. As yet, the LEP has not received any such request.  
Patricia

---

**From:** [REDACTED]  
**Sent:** 14 June 2018 23:46  
**To:** Patricia Greer [REDACTED]@WestOfEngland-CA.gov.uk>  
**Cc:** [REDACTED]  
**Subject:** Arena  
Thanks [REDACTED]

Patricia  
This is relevant section of the kpmg report on the arena. The question is: have the LEP agreed in principle (or are they likely to) transfer this £53m to transport provisions in Filton if the arena is to be built there.  
Regards

Sent on the go...  
Best regards  
[REDACTED]



## 2.5 West of England Local Enterprise Partnership

### 2.5.1 Background

The West of England Local Enterprise Partnership (The LEP) have offered a grant to fund the Arena based on the FBC for the Arena prepared by BCC. We understand that there is no signed grant offer letter and that we have been provided with the most recent draft document. The grant was approved on 9 January 2015.

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### 2.5.2 Summary terms

We understand that the grant is for £53.0m plus interest, albeit the quantum and rate and calculation methodology of the interest is not defined in the draft offer letter.

The grant is paid in line with the West of England Growth Incentive City Regional Deal Agreement for the Overland Development of the Economic Development Fund (EDF), which we have not reviewed. BCC have informed us this agreement covers 2015-2025. We understand that that relates to BCC being able to retain the business rates income growth in Bristol up until that point, and that BCC have allocated a portion of those rates to the Arena project.

In practice this means an annual amount plus interest will be received from Practical Completion of the Arena until 2030 to partially cover the debt service costs of financing taking place in the development of the Arena. We review this income stream and the risk associated with it in more detail in Section 3.

### 2.5.3 Key provisions

Figure 15: KPMG assessment of the key provisions in the LEP funding agreement

Ref	Summary	Provision	Implication for BCC	Priority
1	Changes to arena business case	Any changes that BCC wishes to make require the approval of the LEP. If the LEP requires a change of more than 5% in the scale of the works and any changes to the approved outputs from the development.	We note that costs have increased by over 5% compared to the LEP forecast. BCC will need to notify the LEP of this change and the updated forecast. The LEP has the right to re-assess its offer to BCC. We understand BCC are in regular contact with the LEP and will include this in the quarterly highlight report process.	
2	Business rate growth in	To the extent that business rates do not grow in line with the EDF	If LEP income is lower than forecast, BCC is forced to pay	

14:42

report process.	
2	<p>Business rate growth in projections</p> <p>To the extent that business rates to not grow in the future, the income the project receives could be less than the £53.0m plus interest.</p> <p>ⓐ If LEP income is lower than the income the project receives, any shortfall to pay borrowing costs, albeit we understand this is on budget</p>
3	<p>Interest rate</p> <p>The interest rate applied to the grant offer is 5.00% per annum. We have been provided with BOC Finance team has assumed a rate of 5.00% per annum. We have not seen information from the LEP supporting this assumption.</p> <p>ⓐ To the extent that the rate of interest applied to the LEP is lower than the borrowing rate attached to Public Works Loan Board (PMLB) loan, BOC may have to consider whether it should review the terms of the ECF Agreement and clarify with the LEP what interest rate they have offered to cover it.</p>

KPMG

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4	<p>FBC Accuracy</p> <p>The grant offer is based on the description of the project as set out in the 2014 FBC. Clause 1 requires BOC to notify the LEP of any change in the project emissions in the FBC, and the LEP may choose to reassess the grant offer at its discretion.</p> <p>ⓐ We note that the project has achieved a lower emissions rate than the FBC case in 2014. BOC should consider what updates are relevant to provide to the LEP.</p>
5	<p>Draft</p> <p>The draft offer letter is blank in order that we can tailor it to ensure its satisfaction with additional provisions added in -</p> <p>Blank sections</p> <ul style="list-style-type: none"><li>Definition of eligible expenditure</li><li>Milestones</li><li>Quantum of the grant</li><li>Material risks</li><li>Expiry date</li></ul> <p>ⓐ BOC should ensure that these provisions are updated before the grant offer is issued. The Financial decision to proceed with the award, in particular the interest rate.</p> <p>ⓐ We also note that the LEP can amend or withdraw the offer to provide to the LEP the agreed milestones.</p>

Source: KPMG draft 28

Sent on the go...  
Best regards

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[REDACTED]

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**From:** Patricia Greer  
**Sent:** 13 August 2018 12:10  
**To:** [REDACTED]  
**Subject:** Fw: Arena Discussion \*\* Agenda Listed\*\*

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**From:** Patricia Greer  
**Sent:** 13 August 2018 11:29  
**To:** [REDACTED]  
**Subject:** Fw: Arena Discussion \*\* Agenda Listed\*\*

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**From:** Patricia Greer  
**Sent:** 02 January 2018 13:35  
**To:** [REDACTED]  
**Cc:** [REDACTED]  
**Subject:** RE: Arena Discussion \*\* Agenda Listed\*\*

Hi [REDACTED]  
Happy new year.  
Yes, that is fine and makes sense.  
Patricia

---

**From:** [REDACTED]  
**Sent:** 02 January 2018 13:28  
**To:** Patricia Greer  
**Cc:** [REDACTED]  
**Subject:** RE: Arena Discussion \*\* Agenda Listed\*\*

Dear Patricia  
Thanks for the suggested programme. 15 minutes for the presentation is really ambitious considering the amount we have been asked to cover. Can I suggest you allow a total of 30 minutes to cover the presentation (approximately 20 minutes), questions and clarifications.  
Happy new year.  
Many thanks.  
[REDACTED]

-----Original Appointment-----

**From:** Patricia Greer [mailto:[REDACTED]@WestOfEngland-CA.gov.uk]

**Sent:** 02 January 2018 12:41

**To:** Amanda.Deeks [REDACTED]; ashley\_ayre [REDACTED]; [REDACTED];

[REDACTED]@bristol.gov.uk; [REDACTED]@bristol.gov.uk; [REDACTED]; Steve Evans;

Dave.Perry [REDACTED]; Tim Richens; [REDACTED]; [REDACTED]; [REDACTED]; [REDACTED] -

[REDACTED]  
**Cc:** [REDACTED]  
**Subject:** Arena Discussion \*\* Agenda Listed\*\*

**When:** 03 January 2018 09:00-10:00 (UTC+00:00) Dublin, Edinburgh, Lisbon, London.

**Where:** (1P01) City Hall, BS1 5TR

## **Arena Discussion Points**

- **Introductions**
- **Presentation from YTL (15 mins) - YTL will then leave meeting**
- **Points of clarification from YTL presentation**
- **Commissioning work on infrastructure options**
  - **Rail**
  - **Bus**
  - **Car**
  - **Other**
- **Governance and membership**
- **Timescale for reporting**
- **Date of next meeting**

Good Afternoon

This meeting has been called by Patricia to discuss the Bristol Arena project and hopes that you are all in a position to attend.

Should you require a deputy to attend in your stead, please let me know.

Thank you for your time and attention.

Kind regards

**PA to Patricia Greer | Chief Executive**

Mayor and Chief Executive's Office

West of England Combined Authority

3 Rivergate | Temple Quay | Bristol | BS1 6ER

T: [REDACTED]

E: [REDACTED]@westofengland-ca.gov.uk

W: <https://www.westofengland-ca.gov.uk>

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Thank you.  
Wessex Water Services Limited, Registered in England No 2366648. Registered Office – Wessex Water  
Operations Centre, Claverton Down Road, Claverton Down, Bath, BA2 7WW

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**Subject:** Fw: Arena Discussion with Mayors & Leaders  
**Location:** Board Room, West of England Combined Authority, 3 Rivergate, Temple Quay, Bristol BS1 6ER  
**Start:** Fri 05/01/18 08:00  
**End:** Fri 05/01/18 09:00  
**Show Time As:** Tentative  
**Recurrence:** (none)  
**Organizer:** Patricia Greer

---

**From:** Patricia Greer  
**Sent:** 20 December 2017 16:50  
**To:** Mayor; mayor@bristol.gov.uk; Matthew Riddle; Amanda.Deeks; ;  
; Patricia Greer  
**Subject:** Arena Discussion with Mayors & Leaders  
**When:** 05 January 2018 08:00-09:00.  
**Where:** Board Room, West of England Combined Authority, 3 Rivergate, Temple Quay, Bristol BS1 6ER  
Dear All  
This meeting has been called to consolidate from the meeting of the 3<sup>rd</sup> January to discuss the Arena Project.  
I look forward to your confirmation of attendance.  
Kind regards

**PA to Patricia Greer | Chief Executive**  
Mayor and Chief Executive's Office  
West of England Combined Authority  
3 Rivergate | Temple Quay | Bristol | BS1 6ER  
T:   
E: @westofengland-ca.gov.uk  
W: <https://www.westofengland-ca.gov.uk>

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**Subject:** Fw: Arena Discussion  
**Location:** (1P01) City Hall, BS1 5TR  
  
**Start:** Wed 03/01/18 09:00  
**End:** Wed 03/01/18 10:00  
**Show Time As:** Tentative  
  
**Recurrence:** (none)  
  
**Organizer:** Patricia Greer

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**From:** Patricia Greer  
**Sent:** 20 December 2017 15:24  
**To:** Matthew Riddle; Mayor; Mayor; Amanda.Deeks; ; Patricia Greer  
**Subject:** Arena Discussion  
**When:** 03 January 2018 09:00-10:00.  
**Where:** (1P01) City Hall, BS1 5TR

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**From:** Patricia Greer  
**Sent:** 13 August 2018 11:35  
**To:** [REDACTED]  
**Subject:** Fw: Arena Meeting

---

**From:** Patricia Greer  
**Sent:** 04 December 2017 14:32  
**To:** Tim Richens  
**Subject:** Re: Arena Meeting  
Ok, thanks Tim.

Patricia

Get [Outlook for iOS](#)

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**From:** Tim Richens  
**Sent:** Monday, December 4, 2017 2:09:42 PM  
**To:** Patricia Greer  
**Subject:** Arena Meeting

Patricia,

Was a useful discussion earlier – just to confirm I have been in touch with [REDACTED] and we now have a meeting with Dave P and [REDACTED] over at South Glos Council offices on Thursday morning at 9am.

I should then be able to update at the CEO's meeting.

I will miss the WECA Committee but do not have any papers to which I am the author.

Regards

Tim

**Tim Richens FCCA CPFA**

**Director of Investment & Corporate Services**

**West of England Combined Authority**

Tel: [REDACTED]

[Tim.Richens@WestOfEngland-CA.gov.uk](mailto:Tim.Richens@WestOfEngland-CA.gov.uk)

3 Rivergate | Temple Quay | Bristol | BS1 6ER

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[REDACTED]

---

**From:** Patricia Greer  
**Sent:** 13 August 2018 11:33  
**To:** [REDACTED]  
**Subject:** Fw: Arena

---

**From:** Tim Richens  
**Sent:** 14 November 2017 16:13  
**To:** Patricia Greer  
**Subject:** RE: Arena

Patricia,

I am happy to join a meeting but I think the work [REDACTED] and myself did with [REDACTED] and [REDACTED] from BCC last week clarified for them what BCC need to do to exercise their right of substitution and the financial case that will be needed to support that.

Whilst I have offered [REDACTED] every assistance, I have been careful not to get too much into the financial or the delivery models and definitely would not want to be considered to step on [REDACTED]'s toes on this one. So I would suggest if a meeting is to go ahead with KPMG it is with BCC's blessing unless of course we purely want to focus on getting the request for the wider asks to be properly captured and articulated as you did today with YTL.

Regards

Tim

---

**From:** Patricia Greer  
**Sent:** 14 November 2017 15:37  
**To:** Tim Richens  
**Subject:** FW: Arena

Tim,

Would this be helpful? Would you like to join?

Patricia

---

**From:** [REDACTED]  
**Sent:** 14 November 2017 15:02  
**To:** [patricia.greer@bcca.com](mailto:patricia.greer@bcca.com) [REDACTED]  
**Subject:** Arena

Hi Patricia,

I hope you are well.

I was wondering if it would be useful to have a quick conversation re the scope of our arena work following our meeting last week - just to ensure any work hits the spot from your point of view.

I know [REDACTED] have come up with a scope, and we await further details from the developers, but thought check your thoughts.

Is there a time that suits?

Thanks

[REDACTED]  
[REDACTED]

[REDACTED]

Bristol [REDACTED]

T: [REDACTED]

M: [REDACTED]

[REDACTED]

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[REDACTED]

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**From:** Patricia Greer  
**Sent:** 13 August 2018 11:52  
**To:** [REDACTED]  
**Subject:** Fw: Bristol Arena - quick update

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

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**From:** [REDACTED]  
**Sent:** 10 June 2018 15:17  
**To:** Patricia Greer  
**Subject:** Fwd: Bristol Arena - quick update

Get [Outlook for iOS](#)

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**From:** [REDACTED]  
**Sent:** Friday, June 8, 2018 3:55:22 PM  
**Subject:** Bristol Arena - quick update

Hello,

Just wanted to let you know about a few dates when there is likely to be media interest in Bristol Arena and you may receive enquiries. Hopefully you might already be aware of this but wanted to give you a heads up just in case.

These dates have not yet been publicly announced so I'd be grateful if you could treat this as confidential for the moment.

**Monday 11 June (embargoed until 10pm):** We are going to be publishing the value for money study that [REDACTED] have carried out. It will be made available on our public website late in the evening.

The study looks at both the Temple Quarter site and the Filton site. I understand that at this stage we are not making a decision or recommendation; we are simply releasing the information so it can be discussed by our scrutiny committee. We will be releasing a cover report this afternoon outlining the scrutiny process .

**Mon 18th & Weds 20th June, 4-7pm:** Overview and Scrutiny Committee meetings to consider the value for money report.

**Mon 25 June:** Publication of next cabinet report on arena project

**Tue 3 July:** Cabinet meeting on arena project.

This is all the information I have at this stage; I hope it's helpful. I will keep you updated if things change.

Kind regards,

Helen

[REDACTED]  
**Communications Manager – Major Projects**

External Communications and Consultation

Bristol City Council

t. [REDACTED]

m. [REDACTED]

e. [REDACTED]@bristol.gov.uk

My normal working days are Tuesday to Friday.

Council services: <http://www.bristol.gov.uk/service>  
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Consultations: <http://www.bristol.gov.uk/consult>

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**From:** Patricia Greer  
**Sent:** 13 August 2018 11:51  
**To:** [REDACTED]  
**Subject:** Fw: Bristol Arena - Update

**Importance:** High

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

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**From:** Tim Richens  
**Sent:** 06 June 2018 09:24  
**To:** Patricia Greer; David Carter  
**Cc:** [REDACTED]  
**Subject:** Bristol Arena - Update

Patricia / David,  
Myself and [REDACTED] met with [REDACTED], Dave Perry, the BCC lead Arena consultant ([REDACTED]) and BCC Finance Officer to run through the EDF substitution process for the £53M and there were a couple of issues flagged in that meeting that I thought you should be aware of in case you are not already.

- Bristol CC decision on whether or not to proceed with an Arena at Temple Island going to their Cabinet on 3<sup>rd</sup> July
- This will include a decision to explore the alternative site and potential alternative use of Temple island.
- The 3 VFM studies commissioned from KPMG will be published as part of this.
- Apparently there is a briefing being set up by BCC for relevant key stakeholders/partners (officer level) potentially next Monday in advance of the papers being published.
- [REDACTED] said he was aware of the need to ensure Tim B, [REDACTED] etc. are appropriately engaged.
- Bristol also considering comms approach.

From an EDF perspective the process was well worked through and everyone seems to be aligned. BCC will produce a new Outline Business Case for substitution of Public Infrastructure to gain a revised programme entry to EDF for the £53M – BCC will continue to be the lead for this project and will retain the EDF underwriting albeit now require them to have an agreement with South Glos to deliver the infrastructure once determined exactly what it is. [REDACTED] indicated the timescale to bring this forward ultimately to Joint Committee for approval will be within 6 months.

We were also able to agree that BCC now have developed enough information to enable us to instruct [REDACTED] to update the EDF Business Rate forecast for EDF. Given the delays (over 3 years) with both the Arena and Bath Quays since the last forecast was produced, I would expect the EDF to now be identifying some large shortfalls of business rates growth funding around 2020 onwards but we can deal with that when the modelling is updated.

Regards

Tim

Tim Richens FCCA CPFA



Director of Investment & Corporate Services  
West of England Combined Authority

Tel: [REDACTED]

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**From:** Patricia Greer  
**Sent:** 13 August 2018 11:39  
**To:** [REDACTED]  
**Subject:** Fw: Bristol Arena Discussion Invitation

---

**From:** [REDACTED]  
**Sent:** 02 January 2018 15:24  
**To:** [REDACTED]  
**Cc:** Patricia Greer  
**Subject:** Bristol Arena Discussion Invitation

Hi [REDACTED],  
Hope you had a good Christmas break.  
I have just forwarded an invitation to the Bristol Arena Discussion meeting taking place on Friday the 5<sup>th</sup> January.  
Patricia hopes that [REDACTED] can attend in his capacity as [REDACTED].  
I look forward to hearing from you  
Kind regards

[REDACTED]  
**PA to Patricia Greer | Chief Executive**  
Mayor and Chief Executive's Office  
West of England Combined Authority  
3 Rivergate | Temple Quay | Bristol | BS1 6ER  
T: [REDACTED]  
E: [REDACTED][@westofengland-ca.gov.uk](mailto:[REDACTED]@westofengland-ca.gov.uk)

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**From:** Patricia Greer  
**Sent:** 13 August 2018 11:54  
**To:** [REDACTED]  
**Subject:** Fw: Bristol City Council - Arena VFM Reports

---

**From:** Tim Richens  
**Sent:** 12 June 2018 08:39  
**To:** David Carter  
**Cc:** Patricia Greer  
**Subject:** Bristol City Council - Arena VFM Reports

David,

You have probably already seen the news items on the Bristol Arena but here is a link to the underlying VFM reports – the details of the infrastructure requirements are interesting:

<https://democracy.bristol.gov.uk/documents/b9907/Arena%20Value%20for%20Money%20study%20outcomes%20-%20additional%20documents%2018th-Jun-2018%2016.15%20Overview%20and%20Scrut.pdf?T=9>

Overview and Scrutiny Management Board Extraordinary ...

democracy.bristol.gov.uk

Overview and Scrutiny Management Board Extraordinary meeting – 18 June 2018 Supplementary Information Supplementary papers for Extraordinary OSM Board – 18 June 2018

Regards

Tim

**Tim Richens FCCA CPFA**

**Director of Investment & Corporate Services**

**West of England Combined Authority**

Tel: [REDACTED]

[Tim.Richens@WestOfEngland-CA.gov.uk](mailto:Tim.Richens@WestOfEngland-CA.gov.uk)

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**From:** Patricia Greer  
**Sent:** 13 August 2018 11:46  
**To:** [REDACTED]  
**Subject:** Fw: Economic Development Fund – Bristol Arena Project  
**Attachments:** Reply Ltr- SW - 240418.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

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**From:** Patricia Greer  
**Sent:** 25 April 2018 17:41  
**To:** [REDACTED]  
**Cc:** Tim Richens  
**Subject:** FW: Economic Development Fund – Bristol Arena Project

[REDACTED],  
Let's pick up on this tomorrow in our meeting.  
Patricia

---

**From:** [REDACTED]@bristol.gov.uk]  
**Sent:** 25 April 2018 17:24  
**To:** [REDACTED]  
**Cc:** Patricia Greer ; [REDACTED]  
**Subject:** FW: Economic Development Fund – Bristol Arena Project

Dear [REDACTED]  
Please see the attached reply from [REDACTED], Executive Director, Growth and Regeneration on this matter.  
Regards



[REDACTED]  
Senior Director's Assistant to [REDACTED]  
Executive Director for Growth and Regeneration  
Executive Office, 2<sup>nd</sup> Floor, Park Side, City Hall, Bristol BS1 5TR  
**Tel :** [REDACTED]  
**Email:** [REDACTED]@bristol.gov.uk

**From:** [REDACTED]@WestOfEngland-CA.gov.uk>  
**Date:** 3 April 2018 at 09:17:24 BST  
**To:** [REDACTED]@bristol.gov.uk>  
**Cc:** [REDACTED]@bristol.gov.uk>, S [REDACTED]  
[REDACTED], Patricia Greer  
[REDACTED]  
**Subject: Economic Development Fund – Bristol Arena Project**

Dear [REDACTED],

Please find attached a letter from [REDACTED]

[REDACTED].

Kind regards,

[REDACTED]  
West of England Combined Authority  
3 Rivergate | Temple Quay | Bristol | BS1 6ER  
T: [REDACTED]  
E: [REDACTED]@westofengland-ca.gov.uk

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Reply to  
Telephone [REDACTED]  
E-mail [REDACTED]@bristol.gov.uk  
Our ref  
Date 24 April 2018

Dear [REDACTED]

### **Economic Development Fund (EDF) – Bristol Arena Project**

Thank you for your letter dated 3rd April 2018 outlining the process for changing/substituting the EDF funding agreed in principle for the Arena Island project, should this approach be required.

As you are aware there are two live propositions which have further complicated what is already a very complex project.

- We continue to work very closely with stakeholders on the Arena Island site to provide the detailed clarification of scope, costs and ensure that should this proposition be progressed, it delivers the agreed outcomes at the optimum value for the public purse.
- Simultaneously, we are working with stakeholders to explore in more depth alternative propositions re delivery as above, and South Gloucestershire Council to develop a joint transport strategy.

These key pieces of work will provide vital information that members will require in order to fully consider the options available for an Arena in Bristol, and any necessary business case.

We recognise that this is a challenging timescale, and that changes to the initial profile could impact on the wider cash-flow phasing for the EDF. We understand our commitment in underwriting adverse changes to the overall programme, if an EDF shortfall emerges which is directly attributed to variations in BCC projects. We will continue to monitor this. We will also provide regular updates based on the best available information at the time, and on completion of the work outlined above and future Cabinet decisions, will be in a better position to advise the LEP of any changes being proposed, for Joint Committee approval.

#### **Growth and Regeneration**

City Hall (G&R) PO Box 3176,  
Bristol City Council  
Bristol BS3 9FS

[REDACTED]  
Executive Director  
Growth and Regeneration

**Website**  
[www.bristol.gov.uk](http://www.bristol.gov.uk)



Thank you for your continued support.

Yours sincerely




Executive Director

Growth and Regeneration

G r o w t h   a n d   R e g e n e r a t i o n

City Hall (G&R) PO Box 3176,  
Bristol City Council  
Bristol BS3 9FS

  
Executive Director  
Growth and Regeneration

**Website**  
[www.bristol.gov.uk](http://www.bristol.gov.uk)

[REDACTED]

---

**From:** Patricia Greer  
**Sent:** 13 August 2018 12:02  
**To:** [REDACTED]  
**Subject:** Fw: EDF Arena Funding Meeting - Follow Up

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

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**From:** [REDACTED]  
**Sent:** 19 June 2018 08:58  
**To:** Tim Richens  
**Cc:** [REDACTED]; Patricia Greer  
**Subject:** RE: EDF Arena Funding Meeting - Follow Up

Tim  
Thanks for the statement clarifying the process to reallocate the EDF funding.  
Regards

---

**From:** Tim Richens [mailto:Tim.Richens@WestOfEngland-CA.gov.uk]  
**Sent:** 18 June 2018 20:55  
**To:** [REDACTED]  
**Cc:** [REDACTED]; Patricia Greer  
**Subject:** Re: EDF Arena Funding Meeting - Follow Up

[REDACTED]  
In terms of a statement on the process, I would initially direct you to the letter recently sent from the [REDACTED] to [REDACTED] at Bristol City Council on this. I think this will cover the key points you need although you should link in with [REDACTED] on this. If it is of any assistance, I have set out below the key elements of that letter:

***"As you will be aware, the Arena project gained programme entry status for up to £53M of EDF funding in Feb 2014. A full business case for this was considered by the LEP and Strategic Leaders Board in July 2016 and approved with conditions. The full business case identified a total estimated cost of £97.9M running through to practical completion in 2018/19.***

***The conditions, including full clarification of scope and costs have yet to be met and no formal grant offer has yet been issued by the LEP to BCC for this project."***

and  
***"The allocation and funding for EDF is the subject to specific legal agreements between the four West of England councils as part of the City Deal agreement between the LEP and Government. Whilst the West of England Combined Authority is now the accountable body for the grant funding administration of EDF, it is not a party to the agreements.***

***Given the changing nature of the Arena project, the following elements will need to be considered by Bristol City Council (and potentially South Gloucestershire Council) in seeking a change or substitution request from the LEP and Joint Committee for EDF Funding:***

- EDF Funding is primarily directed at projects within the Enterprise Zones and Enterprise Areas to deliver economic growth, particularly business rate growth.***
- Business cases proposals must address all relevant aspects of the economic and financial case including wider infrastructure requirements, viability, cost, benefits, value for money and state aid.***

- **EDF funding is paid on practical completion and flows to the scheme promoter, who also underwrites the associated risks, including availability of EDF funding.**
- **As scheme promoter for the Arena project, BCC holds the lead on the project and should ensure any change or substitution requests meet the usual business case requirements.”**

I should flag that this is merely a statement setting out the factual process and not in anyway a statement of policy on this matter from the WECA, the LEP or the Joint Committee.

I hope this is helpful.

Regards

Tim

---

**From:** [REDACTED]  
**Sent:** Friday, June 15, 2018 2:11 pm  
**To:** Tim Richens  
**Subject:** RE: EDF Arena Funding Meeting - Follow Up

Hi Tim

Thanks and interesting.

Would you be able to provide us with a statement on the process for re-allocating the LEP funding from Arena Island to Brabazon.

We are going to be quizzed at Scrutiny.

---

**From:** Tim Richens [mailto:Tim.Richens@WestOfEngland-CA.gov.uk]  
**Sent:** 06 June 2018 09:34  
**To:** [REDACTED]  
**Cc:** [REDACTED]  
**Subject:** EDF Arena Funding Meeting - Follow Up

Further to our meeting yesterday please see below the further information I undertook to provide for you:

[Arena EDF Business Case](#)

The Business Case can be found

here:<http://westofenglandlep.co.uk/assets/files/Joint%20Scrutiny/FBC%20Bristol%20Arena%20Public%20submitted%20140616.pdf>

[Darren Jones MP – North Bristol Transport Fund](#)

The Bristol Post article including the letter from Darren Jones MP and reference to the “Gridlock Conference” on 7<sup>th</sup> July can be found here:<https://www.bristolpost.co.uk/news/biggest-hint-yet-bristol-arena-1601654>

Regards

Tim

**Tim Richens FCCA CPFA**  
**Director of Investment & Corporate Services**  
**West of England Combined Authority**  
 Tel: [REDACTED]

[Tim.Richens@WestOfEngland-CA.gov.uk](mailto:Tim.Richens@WestOfEngland-CA.gov.uk)  
 3 Rivergate | Temple Quay | Bristol | BS1 6ER

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**From:** Patricia Greer  
**Sent:** 13 August 2018 11:39  
**To:** [REDACTED]  
**Subject:** Fw: Friday arena discussion

---

**From:** [REDACTED]  
**Sent:** 02 January 2018 15:15  
**To:** Patricia Greer  
**Subject:** RE: Friday arena discussion  
On it

---

**From:** Patricia Greer  
**Sent:** 02 January 2018 15:14  
**To:** [REDACTED]  
**Subject:** Friday arena discussion

[REDACTED],  
Grateful if you could also invite [REDACTED] to attend this meeting in his capacity as [REDACTED].

Thanks

Patricia

**Patricia Greer**

Chief Executive

West of England Combined Authority

3 Rivergate | Temple Quay | Bristol | BS1 6ER

T: [REDACTED]

E: [REDACTED]@westofengland-ca.gov.uk

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[REDACTED]

---

**From:** Patricia Greer  
**Sent:** 13 August 2018 11:51  
**To:** [REDACTED]  
**Subject:** Fw: Is this the biggest hint yet that Bristol Arena will be built in Filton? - Bristol Live

---

**From:** [REDACTED]  
**Sent:** 05 June 2018 10:32  
**To:** Tim Richens  
**Cc:** Patricia Greer; [REDACTED]  
**Subject:** Re: Is this the biggest hint yet that Bristol Arena will be built in Filton? - Bristol Live  
Thanks,

The letter is fine thanks. Please arrange for it to be sent on Headed letter.

Thanks,

[REDACTED]

[REDACTED]

On 5 Jun 2018, at 10:15, Tim Richens <[Tim.Richens@WestOfEngland-CA.gov.uk](mailto:Tim.Richens@WestOfEngland-CA.gov.uk)> wrote:

[REDACTED] / Patricia,  
Please see attached a draft reply to Darren Jones for your consideration.  
Regards  
Tim

---

**From:** Patricia Greer  
**Sent:** 25 May 2018 10:10  
**To:** Tim Richens <[Tim.Richens@WestOfEngland-CA.gov.uk](mailto:Tim.Richens@WestOfEngland-CA.gov.uk)>  
**Cc:** [REDACTED] <[\[REDACTED@WestOfEngland-CA.gov.uk](mailto:[REDACTED@WestOfEngland-CA.gov.uk)>  
**Subject:** FW: Is this the biggest hint yet that Bristol Arena will be built in Filton? - Bristol Live

Tim,  
Grateful if you could draft a reply for [REDACTED] to send to Darren Jones on this.  
Many thanks  
Patricia

---

**From:** Patricia Greer

**Sent:** 25 May 2018 10:08

**To:** [REDACTED]

**Cc:** Tim Richens <Tim.Richens@WestOfEngland-CA.gov.uk>; [REDACTED]  
[REDACTED]@WestOfEngland-CA.gov.uk>

**Subject:** RE: Is this the biggest hint yet that Bristol Arena will be built in Filton? - Bristol Live  
Hi [REDACTED]

I am assuming that you will want to do the meeting with Darren Jones first and then send a reply to the letter after that meeting? In the meantime I think it might be worth our while drafting the reply which we think we will send. We will do that and send a draft across to you to consider.

Patricia

---

**From:** Patricia Greer

**Sent:** 24 May 2018 09:14

**To:** [REDACTED]

**Subject:** FW: Is this the biggest hint yet that Bristol Arena will be built in Filton? - Bristol Live  
Have you received letter below?

Patricia

---

**From:** [REDACTED]

**Sent:** 24 May 2018 08:18

**To:** Patricia Greer <[REDACTED]@WestOfEngland-CA.gov.uk>

**Cc:** [REDACTED]

**Subject:** Fwd: Is this the biggest hint yet that Bristol Arena will be built in Filton? - Bristol Live

Patricia see below - I'm not aware that we were asked to comment on this.

Probably Best left but let me / [REDACTED] know if you want anything done.

This is going to ramp up until early June when Bristol discuss again I believe so we need to think about if we need to do any more preparation on handling.

I'm around most of this morning [REDACTED] this afternoon.

Thanks

[REDACTED]

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---

**From:** [REDACTED] [REDACTED]

**Sent:** Thursday, May 24, 2018 8:14:45 AM

**To:** [REDACTED]

**Subject:** Is this the biggest hint yet that Bristol Arena will be built in Filton? - Bristol Live

<https://www.bristolpost.co.uk/news/biggest-hint-yet-bristol-arena-1601654>

## Is this the biggest hint yet that Bristol Arena will be built in Filton?



# Darren Jones MP has asked for the “spare” £50million from the LEP to be invested in to infrastructure projects in North Bristol

Bristol North West MP Darren Jones has perhaps given the largest hint to date that Bristol Arena might be moving out of the city centre to Filton Airfield.

The Labour politician has written to the Local Enterprise Partnership (LEP) to ask if money assigned to the arena project at Temple Meads could be reallocated to improve transport around the Bristol/South Gloucestershire border.

Liberally covered in cautious caveats, Mr Jones argues the “spare” £50million freed up by moving the 12,000 seat venue from Temple Quay site should go to rail and bus schemes in the [Filton](#) area in a letter to LEP chief, Steve West.

The MP claims an increase in housing, the expansion of [The Mall](#), the impending removal of [Severn Bridge tolls](#), and potential Bristol Arena in the Brabazon hangar mean the Filton area will struggle to cope with traffic in the near future.

The £50million in question is funding currently allocated to the Bristol Arena project from the LEP to make up part of the £123.5million needed to build the 12,000 seat venue on on Arena Island next to Temple Meads station.



## Is this the biggest hint yet that Bristol Arena will be built in Filton?

The sum is not transferable and if the project were to be relocated to Filton Airfield it would have to be returned to the LEP.

Malaysian company YTL which own Filton Airfield say it is willing to pay for the project in full and does not require any public money. However, this would mean [Bristol City Council](#) would have no ownership or control over the project and its future earnings.

The public nature of Mr Jones’ open letter and not-so-subtle hint at what the money could be used for are the strongest indicator so far that a move to North Bristol is on the cards for the multi-million pound project.

“Transport is my constituent’s number one local concern in North Bristol,” Mr Jones writes to Professor West.

“Whilst I welcome the proposed [Henbury](#) Spur rail line from Bristol Temple Meads to Filton and Henbury, we desperately need better strategic planning and investment in to all modes of transport to prevent periods of gridlock on our roads.

“That is why I am calling for a North Bristol Transport funds and why I am holding a cross-party ‘Gridlock Conference’ on Saturday, July 7.

“Specifically, if Mayor [Marvin Rees](#) decides to put the Bristol Arena in North Bristol instead of Temple Meads. I understand that £50 million of government funding provided to the LEP becomes freed up (as this is currently assigned to the Temple Meads Arena).

“It is my hope this can be used instead to fund my North Bristol Transport Fund.”



## Bristol North West MP Darren Jones

A final decision on where the [Bristol Arena](#) will be located has been delayed several times by Mr Rees.

The Bristol Mayor launched a 'value for money assessment' last spring after costs for the arena at Temple Quay started to spiral.

In November he widened the review to include other "designs and locations" for the 12,000 seat venue.

The council formally acknowledged YTL's offer to build an arena on Filton Airfield shortly after Christmas and a final decision was expected around Easter.

Ongoing talks, arguments over scrutiny and the [Westbury-on-Trym](#) and [Henleaze](#) by-election have pushed the decision back again, with many hoping a final announcement will be made in June.

Members of Bristol's Green group, several Labour councillors and Labour MP's Karin Smyth and Thangam Debbonaire have firmly thrown their weight behind the Temple Quay site, and argue moving the venue would harm the Bristol economy.

A petition signed by more than 6,000 people calling for the project to remain in the city centre was presented to the council in March.

Mr Jones and several Conservative councillors back the Filton Airfield option claiming the site offers greater parking options and would cost the council less money.

Sent from my iPhone

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**From:** Patricia Greer  
**Sent:** 13 August 2018 11:49  
**To:** [REDACTED]  
**Subject:** Fw: Letter from Mayor of Bristol re Bristol Temple Quarter Strategic Board  
**Attachments:** Letter from Mayor Rees to Mayor Bowles - 1 June 2018.pdf; Letter from Mayor Rees to Dr Patricia Greer - 1 June 2018.pdf

---

**From:** [REDACTED]  
**Sent:** 01 June 2018 14:49  
**To:** Tim Bowles; Patricia Greer  
**Cc:** [REDACTED]  
**Subject:** FW: Letter from Mayor of Bristol re Bristol Temple Quarter Strategic Board  
Hi Tim and Patricia,  
Please note letter from Mayor Rees office.  
Regards

**PA to Tim Bowles | Mayor**  
Mayor and Chief Executive's Office  
West of England Combined Authority  
3 Rivergate | Temple Quay | Bristol | BS1 6ER  
T: [REDACTED]  
E: [REDACTED]@westofengland-ca.gov.uk

---

**From:** Mayor [mailto:mayor@bristol.gov.uk]  
**Sent:** 01 June 2018 14:47  
**To:** [REDACTED]  
**Subject:** Letter from Mayor of Bristol re Bristol Temple Quarter Strategic Board  
Hi [REDACTED]  
Please see attached letters from Mayor Rees to Mayor Bowles and Dr Greer.  
Best wishes



[REDACTED]  
The Mayor's Office  
mayor@bristol.gov.uk | [REDACTED]  
Bristol City Council, City Hall, BS1 5TR

---

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## Mayor of Bristol

**Reply to**  
**Telephone**  
**E-mail**  
**Date**

Marvin Rees  
[REDACTED]  
[mayor@bristol.gov.uk](mailto:mayor@bristol.gov.uk)  
1<sup>st</sup> June 2018

Dear Tim

**Re: Temple Quarter Strategic Board meeting, 15<sup>th</sup> June 2018**

Since our last meeting, I am happy to say that we have, with our teams working together, made significant headway with the appointment of Masterplan consultants to support our joint work on Bristol Temple Meads and the wider Temple Quarter. I understand that we are working together to be able to confirm an appointment during the first half of July and am looking forward to progressing this work with each of your organisations.

With this in mind, I am writing to you in order to propose that we defer our Strategic Board Meeting in June (currently scheduled for Friday 15<sup>th</sup> June) until mid-July. This will enable our teams to complete the appointment of the masterplan consultants and also afford the Board with the opportunity to meet the lead members of the consultancy team at the start of their commission. This will allow us all the opportunity to both participate in the induction of the masterplan team, but also impress upon them our joint aspirations for this project and our commitment to it.

This change in date will also mean that I will be able to offer the Board an update in relation to the Council's position on to the proposed Bristol Arena.

With this in mind, I am proposing that the Strategic Board be moved to Friday 20<sup>th</sup> July. Invitations for this revised meeting date will be issued to you all shortly. I would be grateful if you could confirm your attendance at your earliest opportunity.

With kind regards

**Marvin Rees**



Mayor of Bristol







## Mayor of Bristol

**Reply to** Marvin Rees  
**Telephone** [REDACTED]  
**E-mail** [mayor@bristol.gov.uk](mailto:mayor@bristol.gov.uk)  
**Date** 1<sup>st</sup> June 2018

Dear Patricia

**Re: Temple Quarter Strategic Board meeting, 15<sup>th</sup> June 2018**

Since our last meeting, I am happy to say that we have, with our teams working together, made significant headway with the appointment of Masterplan consultants to support our joint work on Bristol Temple Meads and the wider Temple Quarter. I understand that we are working together to be able to confirm an appointment during the first half of July and am looking forward to progressing this work with each of your organisations.

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This change in date will also mean that I will be able to offer the Board an update in relation to the Council's position on to the proposed Bristol Arena.

With this in mind, I am proposing that the Strategic Board be moved to Friday 20th July. Invitations for this revised meeting date will be issued to you all shortly. I would be grateful if you could confirm your attendance at your earliest opportunity.

With kind regards

**Marvin Rees**  
Mayor of Bristol



**From:** Patricia Greer  
**Sent:** 13 August 2018 12:04  
**To:** [REDACTED]  
**Subject:** Fw: Marvin Rees delays Bristol Arena decision to consider new funding offer - Bristol Live

---

**From:** Patricia Greer  
**Sent:** 26 June 2018 07:43  
**To:** Tim Richens  
**Cc:** David Carter  
**Subject:** Re: Marvin Rees delays Bristol Arena decision to consider new funding offer - Bristol Live  
Yes, I had heard. Interesting.

Yes, let's ask for an update to directors. Will put on agenda.

Patricia

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**From:** Tim Richens  
**Sent:** Tuesday, June 26, 2018 6:26:06 AM  
**To:** Patricia Greer  
**Cc:** David Carter  
**Subject:** Fwd: Marvin Rees delays Bristol Arena decision to consider new funding offer - Bristol Live  
Patricia,

Further to our conversation yesterday, the decision will no now be made at the July Cabinet it seems and maybe this signals a possible move back to Temple Quarter.

Do you think we need to request an update via the Directors Group - the LEP have actually received nothing from BCC on this since October 2017?

Tim.

<https://www.bristolpost.co.uk/news/bristol-news/marvin-rees-delays-bristol-arena-1713008>

## Marvin Rees delays Bristol Arena decision to consider new funding offer

Could it now be built on the original Temple Quarter site near Temple Meads train station after all?

- 16:52, 25 JUN 2018
- Updated 19:18, 25 JUN 2018

Marvin Rees is delaying his decision over the location of Bristol's long-awaited arena - because he said he needs "clarity" and time to consider an updated offer.

The Bristol Mayor paused the project last spring and has now had a new offer to build the controversial 12,000 seat concert venue on the original Temple Quarter site near Temple Meads train station.

Monday's announcement came just hours before a cabinet report was due to be published with an officer recommendation as where the arena should be built.

The delay follows a punishing series of extraordinary scrutiny meetings last week in which councillors interrogated a 'value for money' report in to the city centre site and the offer from Malaysian investment firm YTL to build the arena in the Brabazon hangar at Filton Airfield.

Contractors for the Temple Quay site, Buckingham Group, challenged the figures published in the document and spectacularly revealed the project would come in at or below the original £122million figure - effectively quashing arguments to say a Temple Quarter arena is too expensive.

Operators Arena Island Ltd also said it had put forward an updated offer to the council in December which included a small up-front capital contribution, an extension of the lease by ten years and an increase in annual rent.

In light of this, Mr Rees say he needs more time to consider the bids, which he describes as "never previously tabled".

"Firstly, Buckingham, our contractor partner for an arena on Temple Island, gave evidence to suggest a financial offer which they had never tabled previously," the Mayor said.



### **Marvin Rees delays Bristol Arena decision AGAIN after damning scrutiny report**

"Their verbal evidence suggested they could build the arena substantially cheaper and at no risk to Bristol City Council. In addition, the arena operators said they could improve their offer further and I have to consider these key factors.

"We have written direct to Buckingham and are in contact with Arena Island Ltd and have asked them both to clarify their offers.

"The Buckingham offer is particularly substantial as this could remove tens of millions of pounds of public borrowing from the real cost of developing on Temple Island. I would be ignoring my responsibilities to the city if I didn't drive the best deal for the people of Bristol.

"On the basis of these potential offers and on the assumption that the evidence given by Buckingham and Arena Island is sound, I have to pause the cabinet process until those offers have been formally tabled and fully considered.

“This is a decision for the 50 year future of Bristol - for jobs, for economic growth and to maintain a vibrant city centre by delivering the best option. I must ensure all options have been appropriately developed and considered.

“Unlike some dogmatic loud voices who have pre-determined views and choose to ignore facts presented to them, I see this decision as one that must be evidence based. It must be set against a clear criteria that explains what we require for our money. This is how we ensure we make the best decision for Bristol.

“I remain committed to delivering an arena which our city needs, the city can afford, and which Bristolians can be proud of.”

**Read More**

## **Bristol Arena**

- 



Filton move is 'madness'

- 



Pros and cons of two locations

- 



Should Arena be built in Filton?

- 



Campaign for city centre arena

- 



What Filton arena would look like



### Councillors debate Temple Meads v Filton



### Is this biggest hint yet for Filton?



### Bristol Arena lead paid £1.5k a DAY

It is unclear when a final announcement on the location of the arena will be made, but Bristol Live understands a extraordinary cabinet meeting will be held once Mr Rees has reviewed the Buckingham Group and Arena Island Ltd's offers.

It is the fourth time the decision has been delayed since the autumn with Bristolians expecting a location announcements in November, February, April and July.



## **Bristol Arena impression at Temple Quarter**

## **The history**

Bristol's long and arduous mission to build an arena has limped on for 15 years.

After delays, overspends and an argument over parking, the deal to build the venue at Temple Quarter was all but set in stone ahead of the 2016 mayoral election.

Mr Rees put the project on hold after defeating incumbent George Ferguson, and launched a 'value for money assessment' last year.

In November he revealed report was being extended to include alternative venues and designs, and in January the council publicly admitted it was considering an offer from YTL to build the arena in the northern fringe of the city.

The independent 'value for money' assessment was interrogated during scrutiny last week.

Auditors KPMG found the cost of building a city centre arena had spiralled to £156million from the original estimate of £122million and the site would generate more money and jobs for Bristol if it were used for housing, retail and office space.

While the report found a venue at Temple Quarter would be profitable, it suggested an arena at Filton would cost the taxpayer less money.

The auditors did acknowledge the Brabazon bid would cause “economic leakage” from the city centre and the council would have less control over the future of the project.



## **The proposed Bristol Arena at Filton Airfield**

### **Report questions**

However, both Buckingham Group and Arena Island Ltd challenged the accuracy of KPMG’s report.

Speaking on Wednesday’s session, sports and leisure lead for Buckingham Group, Oran McCloskey, said the company has a wealth of experience building arenas across the UK. “The target cost will not be exceeded as we will lose money,” he said.

“We are experts in our field. We would not state a target cost and then exceed that target cost.

“We are very confident we understand how to build this project and are still engaging with it now. We still have an office in Bristol working on this project.

“I don’t mean to be glib, but we are shovel ready we can go on to the site and start now.”

Arena Island Ltd spokesperson John Sharkey told the committee on Friday the company had offered the council an additional £55million to help with increased costs.

“We come with an unashamed bias for Temple Quarter,” Mr Sharkey said.



## **The proposed Bristol Arena at Temple Quarter**

“We do believe it will be the best solution for the people of Bristol and Bristol City Council as whole.

“The offer was based on extra capital, extra rent, and an increased 10 years on the lease for the arena.

“The majority of the offer wasn’t accepted by Bristol City Council, and no reason was given.”

The cross-party group of scrutiny councillors almost unanimously backed Temple Quarter as their preferred site for Bristol’s arena.

Several criticised KPMG’s reports claiming they did not offer enough information for a decision to be taken.

Labour councillor for [Avonmouth](#) and [Lawrence Weston](#), Jo Sergeant said a Filton Airfield arena would sign a “death warrant” for Bristol city centre.

Labour councillors [Horfield](#) and [Lockleaze](#), Olly Mead and Estella Tincknell respectively, raised concerns with planning permission and traffic in north Bristol if the venue were to be moved from Temple Quarter.

### **Video Loading**

Two sites being considered for Bristol arena

Labour's other Avonmouth and Lawrence Weston councillor Don Alexander was the only member of the committee who backed moving the arena to Filton and said the city council could not afford the city centre venue while it is in the process of making cuts to frontline services.

Conservative scrutiny chair and councillor for [Westbury-on-Trym](#) and [Henleaze](#), Geoff Gollop, called for an "urgent" meeting with group leaders and the Mayor on Friday, but it is unclear if this has taken place.



**Mayor Marin Rees**

## Decision day?

The scrutiny committee has no official power to influence Mr Rees' decision and the [Bristol Mayor](#) appears to disagree with large sections of the damning report.

"I thank the scrutiny committee for their work," Mr Rees said.

"Although I am disappointed that the scrutiny report ended up focusing on a binary choice between Temple Island and Filton and missed the bigger social and economic questions around the potential developments of Temple Quarter, the process did throw up two interesting pieces of evidence."

It remains unclear when Bristolians will find out once and for all where the city's arena will be built.

Sent from my iPhone

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**From:** Patricia Greer  
**Sent:** 13 August 2018 11:41  
**To:** [REDACTED]  
**Subject:** Fw: Potential Arena Development -Brabazon Building

---

**From:** [REDACTED]  
**Sent:** 16 January 2018 09:56  
**To:** [REDACTED] Steve Evans (ECS); [REDACTED]  
**Cc:** Amanda Deeks; [REDACTED] Patricia Greer; [REDACTED];  
[REDACTED]  
**Subject:** RE: Potential Arena Development -Brabazon Building

No this isn't possible and [REDACTED] is liaising with [REDACTED] to find a mutually convenient date. We will, as part of the first meeting, seek to ensure we are clear how the work is being managed between our two authorities and appropriate leads are identified. There is a particular issue about embarking on modelling work that may not be appropriate for an arena – GBATS is a strategic model and will not tell us what we need to manage an infrequent, high intensity site so we will need to use a microsimulation model for this, as we did for Arena Island. We will work through these issues at the first meeting and report back to colleagues. I believe we can get a meeting next week.

Regards

[REDACTED]

[REDACTED]

Service Director, Transport  
City Hall  
PO Box 3176  
Bristol  
BS3 9FS  
SatNav BS1 5TR  
Tel: [REDACTED]  
Web: [www.bristol.gov.uk](http://www.bristol.gov.uk)

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Bristol City Council home page - [bristol.gov.uk](http://bristol.gov.uk)

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**BRISTOL**  
**2017** EUROPEAN  
CITY OF SPORT

**From:** [REDACTED]  
**Sent:** 15 January 2018 18:04  
**To:** [REDACTED]; Steve Evans (ECS); [REDACTED]  
**Cc:** Amanda Deeks; [REDACTED]; [REDACTED]; [REDACTED]; [REDACTED]; [REDACTED];  
Patricia Greer; [REDACTED]  
**Subject:** RE: Potential Arena Development -Brabazon Building  
[REDACTED]. Is this possible please? [REDACTED]

---

**From:** [REDACTED]@southglos.gov.uk]  
**Sent:** 15 January 2018 13:17  
**To:** [REDACTED] Steve Evans (ECS)  
**Cc:** Amanda Deeks; [REDACTED];  
Patricia Greer; [REDACTED]  
**Subject:** RE: Potential Arena Development -Brabazon Building  
**Importance:** High  
Hi all

Having discussed some inevitably packed diaries the best opportunity [REDACTED] and [REDACTED] have to meet in **Bristol is on Thursday 12-2pm**. Is there any chance we could make this work for planning and transport people to draw up a brief?  
Thanks  
[REDACTED]

---

**From:** [REDACTED]@bristol.gov.uk]  
**Sent:** 15 January 2018 06:47  
**To:** Steve Evans (ECS) [REDACTED]>  
**Cc:** Amanda Deeks [REDACTED]> [REDACTED]> [REDACTED]; [REDACTED]; [REDACTED]  
[REDACTED] Patricia Greer [REDACTED]@westofengland.org>; [REDACTED]  
[REDACTED]  
**Subject:** Re: Potential Arena Development -Brabazon Building  
Thanks [REDACTED]. We also need to put clear timescales to these activities. [REDACTED]

Sent from my iPhone

On 13 Jan 2018, at 10:56, Steve Evans (ECS) <[REDACTED]@southglos.gov.uk> wrote:

Dear all

Further to the meeting that took place on 3 January I have now discussed with [REDACTED] how we progress the infrastructure and mitigation impact of an arena at the Brabazon Building.

The backdrop to this piece of work is complex as there are a number of new potential developments which are on the horizon. As such we need a robust piece of work that recognise all currently known proposals but enables us to identify and apportion

infrastructure requirements arising from specific proposals i.e. an arena, a potential residential uplift and other key factors such as the Severn Bridge toll removal. In developing the Cribbs Patchway new neighbourhood proposals significant infrastructure and transport modelling has already been carried out by South Gloucestershire Council. We are therefore able to build on this modelling to assess overall impact and specific proposals. In addition we have the recent Severn Crossing toll removal study report to draw on. It should therefore be possible to bring these matters together in a way which meets the needs of all parties.

As a result I am suggesting the following for you to consider. As I am now away until 29<sup>th</sup> Jan I will ask [REDACTED] to co-ordinate and oversee process.

- A small task and finish working party convene made up of SGC and BCC planning and Transport officers and I suggest [REDACTED] at WECA to draft a brief for consultants. (This would be [REDACTED] and [REDACTED] from SGC). I suggest as part of the framework that;
  - the team meets asap to draw up the brief and arrange procurement and consider the appropriate apportionment of costs, and
  - that the group be representatives of those who would need to ensure the outcome achieved the technical demands of a successful planning application to ensure the brief is robust.
- Document to be tested with YTL with a view to their contribution to the costs of work.
- Work commissioned and reported back to all parties within agreed timescales with interim reports back as necessary.  
Clearly BCC have a critical path which needs to be met.

It would be helpful if Amanda, [REDACTED] and Patricia confirm your agreement so that [REDACTED] is able to move forward and co-ordinate meetings. Alternatively if you have other thoughts can you please let [REDACTED] know so we can move on this project as soon as possible.

**Steve Evans**

Director of Environment and Communities  
South Gloucestershire Council



[REDACTED]

[REDACTED]

[REDACTED]@southglos.gov.uk

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**From:** Patricia Greer  
**Sent:** 13 August 2018 11:43  
**To:** [REDACTED]  
**Subject:** Fw: The three men involved in Bristol Arena's past, present and potentially its future - Bristol Post

---

**From:** Tim Richens  
**Sent:** 12 February 2018 11:22  
**To:** Patricia Greer; [REDACTED]  
**Subject:** FW: The three men involved in Bristol Arena's past, present and potentially its future - Bristol Post  
Patricia / [REDACTED],

No sure if you have seen this - will need to ensure LEP are very clean on any interests. KPMG and Wessex Water individuals will need to consider if they have pecuniary interests? Might be worth getting some advice from John McCormack?

<https://www.bristolpost.co.uk/news/bristol-news/three-men-involved-bristol-arenas-1199941>

Regards

Tim

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[REDACTED]

---

**From:** Patricia Greer  
**Sent:** 13 August 2018 11:37  
**To:** [REDACTED]  
**Subject:** Fw: Tomorrows Arena Discussion at City Hall

---

**From:** [REDACTED]  
**Sent:** 02 January 2018 11:05  
**To:** Patricia Greer  
**Subject:** RE: Tomorrows Arena Discussion at City Hall  
The ball is rolling on the agenda.  
Have you decided who you want to minute the meeting at all?  
I think [REDACTED] was very keen for [REDACTED] to do it as she works closely with [REDACTED] or there is either myself or [REDACTED]?  
Let me know who you would prefer and I will make arrangements.  
Thanks  
[REDACTED]

---

**From:** Patricia Greer  
**Sent:** 02 January 2018 10:43  
**To:** [REDACTED]  
**Subject:** Re: Tomorrows Arena Discussion at City Hall  
Ask [REDACTED] for an agenda.  
Thanks  
Patricia  
Get [Outlook for iOS](#)

---

**From:** [REDACTED]  
**Sent:** Tuesday, January 2, 2018 10:23:50 AM  
**To:** Patricia Greer  
**Subject:** Tomorrows Arena Discussion at City Hall  
Hi Patricia  
Is there an agenda that I can send out to the attendees?  
Thanks  
[REDACTED]

**PA to Patricia Greer | Chief Executive**  
Mayor and Chief Executive's Office  
West of England Combined Authority  
3 Rivergate | Temple Quay | Bristol | BS1 6ER  
T: [REDACTED]  
E: [REDACTED]

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**Subject:** Meeting Forward Notification: Arena Discussion with Mayors & Leaders  
**Location:** Board Room, West of England Combined Authority, 3 Rivergate, Temple Quay, Bristol BS1 6ER  
  
**Start:** Fri 05/01/18 08:00  
**End:** Fri 05/01/18 09:00  
  
**Recurrence:** (none)  
  
**Organizer:** Patricia Greer

**Your meeting was forwarded**

Patricia Greer has forwarded your meeting request to additional recipients.

**Meeting**  
Arena Discussion with Mayors & Leaders

**Meeting Time**  
05 January 2018 08:00-09:00.

**Recipients**  


All times listed are in the following time zone: (UTC+00:00) Dublin, Edinburgh, Lisbon, London

Sent by Microsoft Exchange Server

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**Subject:** Meeting Forward Notification: Arena Discussion  
**Location:** (1P01) City Hall, BS1 5TR  
  
**Start:** Wed 03/01/18 09:00  
**End:** Wed 03/01/18 10:00  
  
**Recurrence:** (none)  
  
**Organizer:** Patricia Greer

## Your meeting was forwarded

Patricia Greer has forwarded your meeting request to additional recipients.

### Meeting

Arena Discussion

### Meeting Time

03 January 2018 09:00-10:00.

### Recipients



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**From:** Tim Richens  
**Sent:** 19 June 2018 11:37  
**To:** [REDACTED]@bristol.gov.uk'  
**Cc:** [REDACTED]  
**Subject:** RE: PWLB Project Rate Business Case  
**Attachments:** Project Rate - West of England LEP  
**Importance:** High

The Project Rate funding was originally allocated to the "WoE City Region Deal" and subsequently divided out between the four councils to meet specific projects.

The projects were not reflected in the original offer from HMT as it was a generic allocation rather than linked to a specific business case. The projects were then agreed locally and covered in subsequent monitoring back to HMT.

See below the final monitor and also a copy of an email sent from Bristol CC to HMT – just before Bristol CC drew down the borrowing. My understanding based on the prudential code and the terms were that BCC would need incur the expenditure to which the borrowing related by no later than 31/3/2019 or repay PWLB with appropriate premiums incurred, however I think you would need to work that through with HMT.

I am not sighted on any further discussions between the HMT and Bristol CC on this but assume all was OK as [REDACTED] notified me on 30/03/2017 that Bristol CC had drawn its £19.2M down from the PWLB for the Arena.

WoE Project Rate Borrowing - Monitor				
PER HMT				
Local authority	Project	Original Allocation (£m)	Borrowed (£m)	Remaining allocation (£m)
[REDACTED]				
Bristol	West of England City Region Deal - Bristol Arena		19.2	-
[REDACTED]				
Parkway				
WoE TOTAL				

Hope this helps and happy to discuss.

Tim

Tim Richens FCCA CPFA  
Director of Investment & Corporate Services  
West of England Combined Authority

3 Rivergate | Temple Quay | Bristol | BS1 6ER

**WEST OF ENGLAND** | BATH & NORTH EAST SOMERSET  
Combined Authority | BRISTOL  
SOUTH GLOUCESTERSHIRE

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**From:** [REDACTED]  
**Sent:** 18 June 2018 16:55  
**To:** [REDACTED] [bristol.gov.uk](mailto:[REDACTED]@bristol.gov.uk)>  
**Subject:** RE: PWLB Project Rate Business Case

Hi [REDACTED]

I don't have a copy so have referred it to Tim Richens in case he can put his hands on the original correspondence.

Regards

[REDACTED]

---

**From:** [REDACTED] [@bristol.gov.uk](mailto:[REDACTED]@bristol.gov.uk)  
**Sent:** 18 June 2018 15:04  
**To:** [REDACTED] [@westofengland-ca.gov.uk](mailto:[REDACTED]@westofengland-ca.gov.uk)>  
**Subject:** PWLB Project Rate Business Case

Hi [REDACTED]

Would you by any chance have a copy of the business case seeking access to the PWLB project rate as set out in the letter below?

Many thanks

- HM Treasury expects local authorities not to exceed the annual borrowing profile or total allocation over the 3 year period listed above. However should a local authority wish to deviate from these plans, for example to borrow more in any one year and less in other years to stay within its overall allocation, I should be grateful if you would seek Treasury approval.

In the event of a local authority incorrectly stating it is eligible for a loan at the project rate (i.e. through exceeding its allocation or supporting a project which is not listed above), we will expect the LA to make an immediate repayment of the loan and they may incur a premium in accordance with PWLB terms.

HM Treasury will ask for updates on projects twice a year to keep track of progress and may publish details in forthcoming Treasury publications such as at Autumn Statement and Budget.

If you have any further queries, please do get in touch.

Yours sincerely,

[REDACTED]  
Policy Adviser

Devolved and Local Government Team  
[REDACTED]

[REDACTED]@hmtreasury.gsi.gov.uk



West of England IEP – South Gloucestershire Council

## Access to PWLB Project Rate

Thank you for your business case seeking access to the new Public Works Loan Board (PWLB) project rate discount of 40 basis points below the standard PWLB rate to support priority infrastructure projects.

I can confirm that HM Treasury has approved your application to borrow at the project rate with effect from 1 November 2013. The table below provides details of the projects being supported, the borrowing profile and the LA(s) undertaking the borrowing.

### Projects

West of England City Region Deal

Borrowing LA (£m)	2013-14	2014-15	2015-16	Total
	13	13	13	39
Bath & North East Somerset, Bristol, North Somerset and South Gloucestershire				

We note that you did not provide a borrowing profile. For the time being we have provided an indicative profile in the table above. I should be grateful if you would confirm the figures in due course before undertaking any borrowing at the project rate.

Access to the project rate is subject to the following conditions;

- It will be for the local authority to confirm that they are eligible for the project rate when applying for a loan from the PWLB. HM Treasury receives daily updates on loan advances from the PWLB;
- The project rate will be restricted to those projects listed in the table above, and cannot be used for other projects, or for refinancing existing borrowing;

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[REDACTED]

---

**From:** [REDACTED]@bristol.gov.uk>  
**Sent:** 10 February 2017 11:49  
**To:** [REDACTED] - HMT  
**Cc:** [REDACTED]  
**Subject:** Project Rate - West of England LEP

Hi [REDACTED],

Good to speak with you earlier and I have set out my contact details below.

To summarise, Bristol City Council have access to the project rate (£20m) expiring on the 31st March 2017 for a new Arena that forms part of a larger regeneration project.

The authority has already incurred expenditure (financed by prudential borrowing) that has temporarily been financed by internal borrowing. – Expected spend to 31/03/17 - £7.5m

The authority are planning on borrowing the £20m project rate this year to support this large capital project £100m+ that is planned to be completed circa 20/21, the scheme being delayed due to contractual issues, with the scheme incurring significant levels of expenditure over the medium term.

The question being, is the authority eligible to continue to borrow £20m project rate, in effect borrowing in advance of need for this scheme (in line with our TMS / prudential code) as the expenditure for this scheme will be incurred after the 31st March 2017, the date the project rate ends.

If you need any further information then please contact me.

Tel Mobile – [REDACTED] work [REDACTED]

Email – [REDACTED]@bristol.gov.uk>

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[REDACTED]

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**From:** [REDACTED]@bristol.gov.uk>  
**Sent:** 19 June 2018 08:58  
**To:** Tim Richens  
**Cc:** [REDACTED] Patricia Greer  
**Subject:** RE: EDF Arena Funding Meeting - Follow Up

Tim

Thanks for the statement clarifying the process to reallocate the EDF funding.

Regards  
[REDACTED]

---

**From:** Tim Richens [mailto:Tim.Richens@WestOfEngland-CA.gov.uk]  
**Sent:** 18 June 2018 20:55  
**To:** [REDACTED]  
**Cc:** [REDACTED]; Patricia Greer  
**Subject:** Re: EDF Arena Funding Meeting - Follow Up

[REDACTED],

In terms of a statement on the process, I would initially direct you to the letter recently sent from the Chair of the LEP ([REDACTED]) to [REDACTED] at Bristol City Council on this. I think this will cover the key points you need although you should link in with [REDACTED] on this. If it is of any assistance, I have set out below the key elements of that letter:

***"As you will be aware, the Arena project gained programme entry status for up to £53M of EDF funding in Feb 2014. A full business case for this was considered by the LEP and Strategic Leaders Board in July 2016 and approved with conditions. The full business case identified a total estimated cost of £97.9M running through to practical completion in 2018/19.***

***The conditions, including full clarification of scope and costs have yet to be met and no formal grant offer has yet been issued by the LEP to BCC for this project."***

and

***"The allocation and funding for EDF is the subject to specific legal agreements between the four West of England councils as part of the City Deal agreement between the LEP and Government. Whilst the West of England Combined Authority is now the accountable body for the grant funding administration of EDF, it is not a party to the agreements.***

***Given the changing nature of the Arena project, the following elements will need to be considered by Bristol City Council (and potentially South Gloucestershire Council) in seeking a change or substitution request from the LEP and Joint Committee for EDF Funding:***

- ***EDF Funding is primarily directed at projects within the Enterprise Zones and Enterprise Areas to deliver economic growth, particularly business rate growth.***
- ***Business cases proposals must address all relevant aspects of the economic and financial case including wider infrastructure requirements, viability, cost, benefits, value for money and state aid.***
- ***EDF funding is paid on practical completion and flows to the scheme promoter, who also underwrites the associated risks, including availability of EDF funding.***

• *As scheme promoter for the Arena project, BCC holds the lead on the project and should ensure any change or substitution requests meet the usual business case requirements.”*

I should flag that this is merely a statement setting out the factual process and not in anyway a statement of policy on this matter from the WECA, the LEP or the Joint Committee.

I hope this is helpful.

Regards

Tim

---

**From:** [REDACTED]<[REDACTED]@bristol.gov.uk>  
**Sent:** Friday, June 15, 2018 2:11 pm  
**To:** Tim Richens  
**Subject:** RE: EDF Arena Funding Meeting - Follow Up

Hi Tim

Thanks and interesting.

Would you be able to provide us with a statement on the process for re-allocating the LEP funding from Arena Island to [REDACTED].

We are going to be quizzed at Scrutiny.

[REDACTED]

---

**From:** Tim Richens [mailto:Tim.Richens@WestOfEngland-CA.gov.uk]  
**Sent:** 06 June 2018 09:34  
**To:** [REDACTED]  
**Cc:** [REDACTED]  
**Subject:** EDF Arena Funding Meeting - Follow Up

[REDACTED],

Further to our meeting yesterday please see below the further information I undertook to provide for you:

#### Arena EDF Business Case

The Business Case can be found here:<http://westofenglandlep.co.uk/assets/files/Joint%20Scrutiny/FBC%20Bristol%20Arena%20Public%20submitted%20140616.pdf>

#### Darren Jones MP – North Bristol Transport Fund

The Bristol Post article including the letter from Darren Jones MP and reference to the “Gridlock Conference” on 7<sup>th</sup> July can be found here:<https://www.bristolpost.co.uk/news/biggest-hint-yet-bristol-arena-1601654>

Regards

Tim

Tim Richens FCCA CPFA  
Director of Investment & Corporate Services  
West of England Combined Authority

3 Rivergate | Temple Quay | Bristol | BS1 6ER

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[REDACTED]

---

**From:** Tim Richens  
**Sent:** 12 June 2018 19:44  
**To:** [REDACTED]  
**Cc:** [REDACTED]  
**Subject:** Re: Scope, terms and conditions of LEP loan to BCC for development of Bristol Arena

[REDACTED],

No problem, I think you should probably direct your query to [REDACTED] in the first instance.

Regards

Tim

---

**From:** [REDACTED]<[REDACTED]@bristol.gov.uk>  
**Sent:** Tuesday, June 12, 2018 19:40  
**To:** Tim Richens  
**Subject:** RE: Scope, terms and conditions of LEP loan to BCC for development of Bristol Arena

Tim

This enquiry is being made on behalf of an elected Member. I've also emailed [REDACTED] within BCC but if you have other contact details then I would be very grateful if you could forward those to me as suggested.

Many thanks

---

**From:** Tim Richens [Tim.Richens@WestOfEngland-CA.gov.uk]  
**Sent:** 12 June 2018 17:04  
**To:** [REDACTED]  
**Subject:** FW: Scope, terms and conditions of LEP loan to BCC for development of Bristol Arena

David,

Further to your email below which has been directed to me via our information email address, I am assuming as it originates from a "Bristol.gov.uk" email that this is some form of corporate enquiry?

In which case you should be aware that we have held extensive and detailed discussions with relevant Senior and lead Officers at Bristol City Council on this matter and your enquiry should probably be directed internally in the first instance (I can provide contact details if you do not have them).

If this is a personal FOI enquiry can you please clarify as such.

Regards

Tim Richens

Tim Richens FCCA CPFA

Director of Investment & Corporate Services  
West of England Combined Authority

Tel: [REDACTED]

Tim.Richens@WestOfEngland-CA.gov.uk<mailto:Tim.Richens@WestOfEngland-CA.gov.uk>

3 Rivergate | Temple Quay | Bristol | BS1 6ER

[WECA-email-signature]<https://www.westofengland-ca.org.uk/>

From: [REDACTED]@bristol.gov.uk]

Sent: 12 June 2018 14:23

To: [REDACTED]@westofengland-ca.gov.uk>>

Subject: Scope, terms and conditions of LEP loan to BCC for development of Bristol Arena

Please can you clarify the exact terms upon which the LEP proposed to loan Bristol City Council £53m as its contribution towards redevelopment of the BTQEZ? For example, was funding tied to location and the employment opportunities of redeveloping this area or can the money follow the proposed infrastructure (the Arena) and is not site specific?

Any detail/guidance you can give would be much appreciated.

I look forward to hearing from you shortly.

Many thanks

---

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[REDACTED]

---

**From:** Patricia Greer  
**Sent:** 12 June 2018 14:09  
**To:** Tim Richens  
**Subject:** FW: Bristol Arena: Value for Money Reports [EMBARGOED]  
**Attachments:** FINAL Bristol Arena Value for Money Assessment summary\_vSTC.PDF; FINAL KPMG Temple Island Alternative Report vSTC.PDF; FINAL KPMG VFM Review of the Temple Island Arena vSTC.PDF; FINAL BCC Vfm KPMG Filton Arena report vSTC.PDF

**Importance:** High

---

**From:** Mayor  
**Sent:** 12 June 2018 10:06  
**To:** Tim Bowles [REDACTED]  
**Cc:** Patricia Greer [REDACTED]  
**Subject:** FW: Bristol Arena: Value for Money Reports [EMBARGOED]  
**Importance:** High

fyi

Regards

[REDACTED]  
**PA to Tim Bowles | Mayor**  
Mayor and Chief Executive's Office  
West of England Combined Authority

3 Rivergate | Temple Quay | Bristol | BS1 6ER

[REDACTED]

---

**From:** Mayor [REDACTED]@bristol.gov.uk]  
**Sent:** 11 June 2018 18:43  
**To:** [REDACTED]@bristol.gov.uk>  
**Subject:** Bristol Arena: Value for Money Reports [EMBARGOED]  
**Importance:** High

Dear Colleague

Please find attached three reports plus a covering letter from KPMG. **Please note these are embargoed until 10pm this evening (Monday 11 June).**

The Mayor will be issuing the following statement: "I am grateful to KPMG for all their hard work in pulling together these reports, which now give us the foundations for an evidence-based decision about the best way forward for Bristol.

"There has been a lot of opinion and debate around the future of the arena; this report now provides an opportunity for everyone to see the facts and have full view of the difficult and complex issues around this decision."

The reports will be published on our website just after 10pm this evening. They will be formally considered by Cabinet on 3 July, with a document published by the 25<sup>th</sup> June.

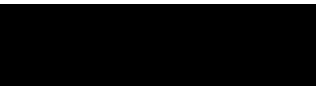
In advance of the Cabinet meeting, the council's Overview and Scrutiny Management Board will consider the findings and provide feedback to Cabinet. Their meetings will take place the 18<sup>th</sup> and 20<sup>th</sup> June.

Kind regards



**Marvin Rees**  
**Mayor of Bristol**

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Mayor's Office  
Bristol City Council  
City Hall, College Green  
Bristol BS1 5TR

Postal Address: Mayor's Office, Bristol City Council, PO Box 3176, Bristol BS3 9FS '

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[REDACTED]

---

**From:** [REDACTED]@bristol.gov.uk>  
**Sent:** 06 June 2018 10:04  
**To:** Tim Richens  
**Cc:** [REDACTED]  
**Subject:** RE: EDF Arena Funding Meeting - Follow Up

Tim

Thanks for the meeting and helped me understand the process better.

Regards  
[REDACTED]

---

**From:** Tim Richens [mailto:Tim.Richens@WestOfEngland-CA.gov.uk]  
**Sent:** 06 June 2018 09:34  
**To:** [REDACTED]  
**Cc:** [REDACTED]  
**Subject:** EDF Arena Funding Meeting - Follow Up

[REDACTED],

Further to our meeting yesterday please see below the further information I undertook to provide for you:

Arena EDF Business Case

The Business Case can be found here:

<http://westofenglandlep.co.uk/assets/files/Joint%20Scrutiny/FBC%20Bristol%20Arena%20Public%20submitted%20140616.pdf>

Darren Jones MP – North Bristol Transport Fund

The Bristol Post article including the letter from Darren Jones MP and reference to the “Gridlock Conference” on 7<sup>th</sup> July can be found here: <https://www.bristolpost.co.uk/news/biggest-hint-yet-bristol-arena-1601654>

Regards

Tim

Tim Richens FCCA CPFA  
Director of Investment & Corporate Services  
West of England Combined Authority

[REDACTED]  
[REDACTED]

3 Rivergate | Temple Quay | Bristol | BS1 6ER

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[REDACTED]

---

**From:** Tim Richens  
**Sent:** 06 June 2018 09:25  
**To:** Patricia Greer; David Carter  
**Cc:** [REDACTED]  
**Subject:** Bristol Arena - Update

**Importance:** High

Patricia / David,

Myself and [REDACTED] met with [REDACTED], Dave Perry, the BCC lead Arena consultant ([REDACTED]) and BCC Finance Officer to run through the EDF substitution process for the £53M and there were a couple of issues flagged in that meeting that I thought you should be aware of in case you are not already.

- Bristol CC decision on whether or not to proceed with an Arena at Temple Island going to their Cabinet on 3<sup>rd</sup> July
- This will include a decision to explore the alternative site and potential alternative use of Temple island.
- The 3 VFM studies commissioned from KPMG will be published as part of this.
- Apparently there is a briefing being set up by BCC for relevant key stakeholders/partners (officer level) potentially next Monday in advance of the papers being published.
- [REDACTED] said he was aware of the need to ensure Tim B, Steve W etc. are appropriately engaged.
- Bristol also considering comms approach.

From an EDF perspective the process was well worked through and everyone seems to be aligned. BCC will produce a new Outline Business Case for substitution of Public Infrastructure to gain a revised programme entry to EDF for the £53M – BCC will continue to be the lead for this project and will retain the EDF underwriting albeit now require them to have an agreement with South Glos to deliver the infrastructure once determined exactly what it is. Colin indicated the timescale to bring this forward ultimately to Joint Committee for approval will be within 6 months.

We were also able to agree that BCC now have developed enough information to enable us to instruct Amion to update the EDF Business Rate forecast for EDF. Given the delays (over 3 years) with both the Arena and Bath Quays since the last forecast was produced, I would expect the EDF to now be identifying some large shortfalls of business rates growth funding around 2020 onwards but we can deal with that when the modelling is updated.

Regards

Tim

Tim Richens FCCA CPFA  
Director of Investment & Corporate Services  
West of England Combined Authority

[REDACTED]



[REDACTED]

---

**From:** [REDACTED]  
**Sent:** 05 June 2018 16:07  
**To:** [REDACTED]  
**Cc:** Tim Richens; [REDACTED]@bristol.gov.uk; [REDACTED]  
**Subject:** RE: EDF / LEP monies  
**Attachments:** Annex C EDF Shortfall 11.09.17.docx

Hi [REDACTED]

As discussed, please see attached;

1. EDF Shortfall; the allocation methodology in the event that there is either a temporary or permanent cash-flow deficit on the EDF is set out in an Appendix to the Agreement. Put simply, after the contingency reserve is exhausted, each UA's share of the shortfall is calculated as the EDF Shortfall x their forecast payments / total forecast EDF payments for the financial year(s) in which the deficit arises. As (or when) sufficient cumulative surplus is re-available, the reductions made to each UA are reimbursed.
2. The NNDR case law I referred to was Mazars vs Woolway at the Supreme Court;

<https://www.gov.uk/government/news/changes-to-how-we-value-some-non-domestic-properties-with-more-than-one-occupier>

Direct application on the facts of the case was for office accommodation but has already had some wider impacts;

<http://www.cvsuk.com/news-resources/blogs/another-twist-%E2%80%98staircase-tax%E2%80%99-saga-car-parking-spaces-be-taxed-separately>

Don't know what implications would be for Arena and associated properties/car parking, but an area where you may want to consider taking specialist advice going forward, especially as Government have already reversed the position, at least for pre-existing properties, at the discretion of the ratepayer...

<http://blakepenfold.com/news/post/bill-reverse-staircase-tax/>

Regards

[REDACTED]

[REDACTED]

Financial Services Manager  
West of England Combined Authority

[REDACTED]

3 Rivergate | Temple Quay | Bristol | BS1 6ER

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## EDF SHORTFALL ALLOCATION METHODOLOGY

If an EDF Shortfall occurs, the following steps will be followed;

<b>Step 1</b>	For the Business Rates Pool Board to determine whether to release sufficient funds from the <u>Relevant Contingency Reserve</u> , being held by the BR Pool Accountable Body, to the <u>Relevant EDF</u> , in order to meet the shortfall occurring in the FY in question.										
	If the <u>Relevant Contingency Reserve</u> is insufficient to fully meet the <u>Relevant EDF Shortfall</u> occurring then move to Step 2.										
<b>Step 2</b>	<p>The EDF Shortfall occurring in the FY in question is allocated to each Unitary Authority as its Shortfall (<b>Sponsor UA Shortfall</b>) according to the <b>Allocation Method</b> described below.</p> <p>Each Sponsor UA Shortfall will be deducted from each UA's Forecast EDF Payments in the financial year that the EDF Shortfall occurs.</p> <p><b>Allocation Method</b></p> <p><u>For an EDF Shortfall occurring for EDF1; 100% pro rata to the forecast payments to be made to each UA from the EDF in the Financial Year in which the EDF Shortfall occurs</u></p> <p>Formula:</p> $SUA_S = EDF_S \times (SUA_{FP} / EDF_{FP})$ <p>Where:</p> <table border="1"> <tr> <td><math>SUA_S</math></td><td>Sponsor UA Shortfall, being each UA's share of the EDF Shortfall for the relevant financial year</td></tr> <tr> <td><math>EDF_S</math></td><td>The EDF Shortfall in the relevant financial year</td></tr> <tr> <td><math>SUA_{FP}</math></td><td>The Sponsor UA's Forecast Payments from the EDF for the relevant financial year in respect of EDF Commitments (excluding the Management Charge)</td></tr> <tr> <td><math>EDF_{FP}</math></td><td>The total Forecast Payments to be made by the EDF to all Sponsor UA's in the relevant financial year (excluding the Management Charge)</td></tr> </table> <p><u>For an EDF Shortfall occurring for EDF2a; 100% of EDF Shortfall to B&amp;NES;</u></p> <p>Formula:</p> $B\&NES_S = EDF_S$ <p>Where:</p> <table border="1"> <tr> <td><math>B\&amp;NES_S</math></td><td><u>B&amp;NES Shortfall, being 100% of the EDF Shortfall for the relevant financial year</u></td></tr> </table>	$SUA_S$	Sponsor UA Shortfall, being each UA's share of the EDF Shortfall for the relevant financial year	$EDF_S$	The EDF Shortfall in the relevant financial year	$SUA_{FP}$	The Sponsor UA's Forecast Payments from the EDF for the relevant financial year in respect of EDF Commitments (excluding the Management Charge)	$EDF_{FP}$	The total Forecast Payments to be made by the EDF to all Sponsor UA's in the relevant financial year (excluding the Management Charge)	$B\&NES_S$	<u>B&amp;NES Shortfall, being 100% of the EDF Shortfall for the relevant financial year</u>
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$B\&NES_S$	<u>B&amp;NES Shortfall, being 100% of the EDF Shortfall for the relevant financial year</u>										

	<table> <tr> <td><u>EDF<sub>s</sub></u></td><td><u>The EDF Shortfall in the relevant financial year</u></td></tr> </table> <p>For an EDF Shortfall occurring for EDF2b; 100% of EDF Shortfall to Bristol;</p> <p>Formula:</p> <p><u>BCC<sub>s</sub></u> = <u>EDF<sub>s</sub></u></p> <p>Where:</p> <table> <tr> <td><u>BCC<sub>s</sub></u></td><td><u>BCC Shortfall, being 100% of the EDF Shortfall for the relevant financial year</u></td></tr> <tr> <td><u>EDF<sub>s</sub></u></td><td><u>The EDF Shortfall in the relevant financial year</u></td></tr> </table>	<u>EDF<sub>s</sub></u>	<u>The EDF Shortfall in the relevant financial year</u>	<u>BCC<sub>s</sub></u>	<u>BCC Shortfall, being 100% of the EDF Shortfall for the relevant financial year</u>	<u>EDF<sub>s</sub></u>	<u>The EDF Shortfall in the relevant financial year</u>
<u>EDF<sub>s</sub></u>	<u>The EDF Shortfall in the relevant financial year</u>						
<u>BCC<sub>s</sub></u>	<u>BCC Shortfall, being 100% of the EDF Shortfall for the relevant financial year</u>						
<u>EDF<sub>s</sub></u>	<u>The EDF Shortfall in the relevant financial year</u>						
<b>Step 3</b>	Each Sponsor UA Shortfall suffered by each UA is reimbursed to them as soon as sufficient cumulative surplus is re-available. Once all UA's have been fully reimbursed the Business Rates Pool Board will consider replenishment of the <u>Relevant</u> Contingency Reserve to the level equivalent to 5% of the last 3 years Growth Amounts before further Tier 2 and Tier 3 payments are released.						
	Until a cumulative surplus is achieved, the Allocation Method as set out in Steps 1 and 2 will continue to be used to allocate any further EDF Shortfalls that occur in subsequent Financial Years.						

[REDACTED]

---

**From:** [REDACTED]@bristol.gov.uk>  
**Sent:** 25 May 2018 15:53  
**To:** Tim Richens  
**Cc:** [REDACTED]  
**Subject:** RE: EDF / LEP monies

Tim

Thanks and there is a meeting next week, on 29<sup>th</sup> May, that I understand you can't make.

I don't want to duplicate but it would be good to meet up.

Have a good weekend.

[REDACTED]

---

**From:** Tim Richens [mailto:Tim.Richens@WestOfEngland-CA.gov.uk]  
**Sent:** 25 May 2018 15:45  
**To:** [REDACTED]  
**Cc:** [REDACTED]  
**Subject:** Re: EDF / LEP monies

[REDACTED]

Thanks for your note that [REDACTED] has forwarded to me. [REDACTED] is fully engaged on producing the Statutory Accounts for next weeks deadline at present but in any case I have asked to be included in all WECA discussion on Arena funding.

I will therefore arrange for my PA ([REDACTED]) to get a meeting arranged for W/C 4th June for us both to meet with you. Do we need to include anyone else in this discussion?

Regards

Tim

---

**From:** [REDACTED]@bristol.gov.uk]  
**Sent:** 25 May 2018 14:23  
**To:** [REDACTED]@westofengland-ca.gov.uk>  
**Cc:** [REDACTED]@bristol.gov.uk>; [REDACTED]@bristol.gov.uk>  
**Subject:** EDF / LEP monies

Hi [REDACTED]

I have been speaking to [REDACTED] at BCC about the £53m that has been allocated to the Temple Island arena site.

I am sure that you have heard that we are now looking at alternative arena opportunities and I need to understand the possibility and process that we have to go through to get this money re-allocated.

I am being told that you are the font of all knowledge, so would it be possible for us to meet up next week and discuss?

[Redacted]

[Redacted]

[Redacted]

Arena Consultant  
Executive Office, 2<sup>nd</sup> Floor, Park Side, City Hall, Bristol BS1 5TR  
Mob: [Redacted]  
Email: [Redacted]@bristol.gov.uk



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[REDACTED]

---

**From:** Patricia Greer  
**Sent:** 25 April 2018 17:42  
**To:** [REDACTED]  
**Cc:** Tim Richens  
**Subject:** FW: Economic Development Fund – Bristol Arena Project  
**Attachments:** Reply Ltr- SW - 240418.pdf

[REDACTED]

Let's pick up on this tomorrow in our meeting.

Patricia

---

**From:** [REDACTED]@bristol.gov.uk]  
**Sent:** 25 April 2018 17:24  
**To:** [REDACTED]  
**Cc:** Patricia Greer ; [REDACTED]  
**Subject:** FW: Economic Development Fund – Bristol Arena Project

Dear [REDACTED]

Please see the attached reply from [REDACTED], Executive Director, Growth and Regeneration on this matter.

Regards



[REDACTED]  
[REDACTED]  
Executive Director for Growth and Regeneration  
Executive Office, 2<sup>nd</sup> Floor, Park Side, City Hall, Bristol BS1 5TR  
**Tel :** [REDACTED] – please note new number  
**Email:** [REDACTED]@bristol.gov.uk

**From:** [REDACTED]@WestOfEngland-CA.gov.uk>  
**Date:** 3 April 2018 at 09:17:24 BST  
**To:** [REDACTED]@bristol.gov.uk>  
**Cc:** [REDACTED]@bristol.gov.uk>, [REDACTED]  
[REDACTED], Patricia Greer [REDACTED] >  
**Subject:** Economic Development Fund – Bristol Arena Project

Dear [REDACTED],

Please find attached a letter from [REDACTED], Chair of the West of England LEP.

Kind regards,

[Redacted]  
[Redacted]

West of England Combined Authority

3 Rivergate | Temple Quay | Bristol | BS1 6ER

T: [Redacted]

E: [Redacted]

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████████████████████  
Chair of the West of England LEP.  
By Email

Reply to  
Telephone ██████████  
E-mail ██████████@bristol.gov.uk  
Our ref  
Date 24 April 2018

Dear ██████████

### **Economic Development Fund (EDF) – Bristol Arena Project**

Thank you for your letter dated 3rd April 2018 outlining the process for changing/substituting the EDF funding agreed in principle for the Arena Island project, should this approach be required.

As you are aware there are two live propositions which have further complicated what is already a very complex project.

- We continue to work very closely with stakeholders on the Arena Island site to provide the detailed clarification of scope, costs and ensure that should this proposition be progressed, it delivers the agreed outcomes at the optimum value for the public purse.
- Simultaneously, we are working with stakeholders to explore in more depth alternative propositions re delivery as above, and South Gloucestershire Council to develop a joint transport strategy.

These key pieces of work will provide vital information that members will require in order to fully consider the options available for an Arena in Bristol, and any necessary business case.

We recognise that this is a challenging timescale, and that changes to the initial profile could impact on the wider cash-flow phasing for the EDF. We understand our commitment in underwriting adverse changes to the overall programme, if an EDF shortfall emerges which is directly attributed to variations in BCC projects. We will continue to monitor this. We will also provide regular updates based on the best available information at the time, and on completion of the work outlined above and future Cabinet decisions, will be in a better position to advise the LEP of any changes being proposed, for Joint Committee approval.

#### **Growth and Regeneration**

City Hall (G&R) PO Box 3176,  
Bristol City Council  
Bristol BS3 9FS

Website  
[www.bristol.gov.uk](http://www.bristol.gov.uk)

Thank you for your continued support.

Yours sincerely

A large black rectangular box redacting the signature of the Executive Director.A black rectangular box redacting the name of the Executive Director.

Executive Director

Growth and Regeneration

G r o w t h   a n d   R e g e n e r a t i o n

City Hall (G&R) PO Box 3176,  
Bristol City Council  
Bristol BS3 9FS

A black rectangular box redacting contact information, likely a phone number or email address.

**Website**  
[www.bristol.gov.uk](http://www.bristol.gov.uk)

[REDACTED]

---

**From:** [REDACTED]  
**Sent:** 29 October 2018 14:52  
**To:** [REDACTED]  
**Subject:** Fw: Bristol Arena: Value for Money Reports - Supplementary Document  
**Attachments:** Bristol Arena - KPMG Temple Island Background document\_vSTC\_Redacted.pdf  
**Importance:** High

---

**From:** [REDACTED]  
**Sent:** 15 August 2018 10:31  
**To:** [REDACTED]  
**Subject:** Fw: Bristol Arena: Value for Money Reports - Supplementary Document

---

**From:** Tim Bowles  
**Sent:** 14 August 2018 16:47  
**To:** [REDACTED]  
**Subject:** Fw: Bristol Arena: Value for Money Reports - Supplementary Document

---

**From:** Mayor  
**Sent:** 12 June 2018 20:48  
**To:** Tim Bowles  
**Cc:** Patricia Greer  
**Subject:** FW: Bristol Arena: Value for Money Reports - Supplementary Document

fyi

Regards

[REDACTED]  
**PA to Tim Bowles | Mayor**  
Mayor and Chief Executive's Office  
West of England Combined Authority

3 Rivergate | Temple Quay | Bristol | BS1 6ER

T: [REDACTED]

E: [REDACTED]

---

**From:** Mayor [REDACTED]@bristol.gov.uk]  
**Sent:** 12 June 2018 18:08  
**To:** Mayor [REDACTED]@bristol.gov.uk>  
**Subject:** Bristol Arena: Value for Money Reports - Supplementary Document  
**Importance:** High

Dear Colleague

A supplementary document about the Temple Island Arena project has been added to the committee papers for next week's scrutiny meeting (see attached). This will be uploaded to our website shortly.

This was not published yesterday because it contains commercially sensitive information that had to be redacted before it could be released into the public domain.

Kind regards



**Marvin Rees**  
**Mayor of Bristol**

[Twitter](#) | [Instagram](#) | [Blog](#)

t: [REDACTED]  
e: [REDACTED]@bristol.gov.uk

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Mayor's Office  
Bristol City Council  
City Hall, College Green  
Bristol BS1 5TR

Postal Address: Mayor's Office, Bristol City Council, PO Box 3176, Bristol BS3 9FS '

---

**From:** Mayor  
**Sent:** 11 June 2018 18:43  
**To:** Mayor  
**Subject:** Bristol Arena: Value for Money Reports [EMBARGOED]  
**Importance:** High

Dear Colleague

Please find attached three reports plus a covering letter from KPMG. **Please note these are embargoed until 10pm this evening (Monday 11 June).**

The Mayor will be issuing the following statement: "I am grateful to KPMG for all their hard work in pulling together these reports, which now give us the foundations for an evidence-based decision about the best way forward for Bristol.

"There has been a lot of opinion and debate around the future of the arena; this report now provides an opportunity for everyone to see the facts and have full view of the difficult and complex issues around this decision."

The reports will be published on our website just after 10pm this evening. They will be formally considered by Cabinet on 3 July, with a document published by the 25<sup>th</sup> June.

In advance of the Cabinet meeting, the council's Overview and Scrutiny Management Board will consider the findings and provide feedback to Cabinet. Their meetings will take place the 18<sup>th</sup> and 20<sup>th</sup> June.

Kind regards



**Marvin Rees**  
**Mayor of Bristol**

[Twitter](#) | [Instagram](#) | [Blog](#)

t: [REDACTED]  
e: [REDACTED][@bristol.gov.uk](mailto:[REDACTED]@bristol.gov.uk)

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Bristol City Council  
City Hall, College Green  
Bristol BS1 5TR

Postal Address: Mayor's Office, Bristol City Council, PO Box 3176, Bristol BS3 9FS '

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## Tim Milgate

---

**From:** [REDACTED]  
**Sent:** 29 October 2018 14:49  
**To:** [REDACTED]  
**Subject:** Fw: Bristol Arena: Value for Money Reports [EMBARGOED]  
**Attachments:** FINAL Bristol Arena Value for Money Assessment summary\_vSTC.PDF; FINAL KPMG Temple Island Alternative Report vSTC.PDF; FINAL KPMG VFM Review of the Temple Island Arena vSTC.PDF; FINAL BCC Vfm KPMG Filton Arena report vSTC.PDF  
  
**Importance:** High

---

**From:** Mayor  
**Sent:** 12 June 2018 10:05  
**To:** 'Tim Bowles'  
**Cc:** Patricia Greer  
**Subject:** FW: Bristol Arena: Value for Money Reports [EMBARGOED]

fyi

Regards

[REDACTED]  
**PA to Tim Bowles | Mayor**  
Mayor and Chief Executive's Office  
West of England Combined Authority

3 Rivergate | Temple Quay | Bristol | BS1 6ER

T: [REDACTED]  
E: [REDACTED]@westofengland-ca.gov.uk

---

**From:** Mayor [mailto:mayor@bristol.gov.uk]  
**Sent:** 11 June 2018 18:43  
**To:** Mayor <mayor@bristol.gov.uk>  
**Subject:** Bristol Arena: Value for Money Reports [EMBARGOED]  
**Importance:** High

Dear Colleague

Please find attached three reports plus a covering letter from KPMG. **Please note these are embargoed until 10pm this evening (Monday 11 June).**

The Mayor will be issuing the following statement: "I am grateful to KPMG for all their hard work in pulling together these reports, which now give us the foundations for an evidence-based decision about the best way forward for Bristol.

"There has been a lot of opinion and debate around the future of the arena; this report now provides an opportunity for everyone to see the facts and have full view of the difficult and complex issues around this decision."

The reports will be published on our website just after 10pm this evening. They will be formally considered by Cabinet on 3 July, with a document published by the 25<sup>th</sup> June.

In advance of the Cabinet meeting, the council's Overview and Scrutiny Management Board will consider the findings and provide feedback to Cabinet. Their meetings will take place the 18<sup>th</sup> and 20<sup>th</sup> June.

Kind regards



**Marvin Rees**  
**Mayor of Bristol**

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e: [mayor@bristol.gov.uk](mailto:mayor@bristol.gov.uk)

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[REDACTED]

---

**Subject:** Mayors and Leaders Private Briefing re Arena  
**Location:** Mayor Bowles' Office, WECA, 3 Rivergate, Bristol - Mayor's Bowles Office  
**Start:** Fri 15/06/2018 10:00  
**End:** Fri 15/06/2018 10:30  
**Recurrence:** (none)  
**Meeting Status:** Accepted  
**Organizer:** Mayor

Dear all

Please be at WECA half an hour early for a briefing with Mayor Rees on the arena.

We will hold this in Mayor Bowles' Office.

Let me know if this slot proves problematic.

Best wishes



[REDACTED] Director's Assistant to the Mayor  
The Mayor's Office  
[mayor@bristol.gov.uk](mailto:mayor@bristol.gov.uk) | [REDACTED]  
Bristol City Council, City Hall, BS1 5TR

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[REDACTED]

**Subject:** Arena Discussion with Mayors & Leaders  
**Location:** Board Room, West of England Combined Authority, 3 Rivergate, Temple Quay, Bristol BS1 6ER

**Start:** Fri 05/01/2018 08:00  
**End:** Fri 05/01/2018 09:00

**Recurrence:** (none)

**Meeting Status:** Accepted

**Organizer:** Patricia Greer  
**Required Attendees:** [REDACTED]westofengland-ca.gov.uk; [REDACTED]@bristol.gov.uk; Matthew Riddle; Amanda.Deeks [REDACTED] [REDACTED]  
[REDACTED]

**Optional Attendees:** [REDACTED]

**Categories:** External Participants

Dear All

This meeting has been called to consolidate from the meeting of the 3<sup>rd</sup> January to discuss the Arena Project.

I look forward to your confirmation of attendance.

Kind regards

[REDACTED]

[REDACTED]

**PA to Patricia Greer | Chief Executive**

Mayor and Chief Executive's Office  
West of England Combined Authority

3 Rivergate | Temple Quay | Bristol | BS1 6ER

T: [REDACTED]  
E: [REDACTED]@westofengland-ca.gov.uk  
W: <https://www.westofengland-ca.gov.uk>

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[REDACTED]

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**Subject:** Arena Discussion  
**Location:** Mayors Office

**Start:** Mon 03/09/2018 13:30  
**End:** Mon 03/09/2018 14:00

**Recurrence:** (none)

**Meeting Status:** Accepted

**Organizer:** Patricia Greer  
**Required Attendees:** Mayor; [REDACTED] [REDACTED]

[REDACTED]  
**PA to Patricia Greer | CEO**  
Mayor and Chief Executive's Office  
West of England Combined Authority

3 Rivergate | Temple Quay | Bristol | BS1 6ER

T: [REDACTED]  
E: [REDACTED]@WestofEngland-CA.gov.uk

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